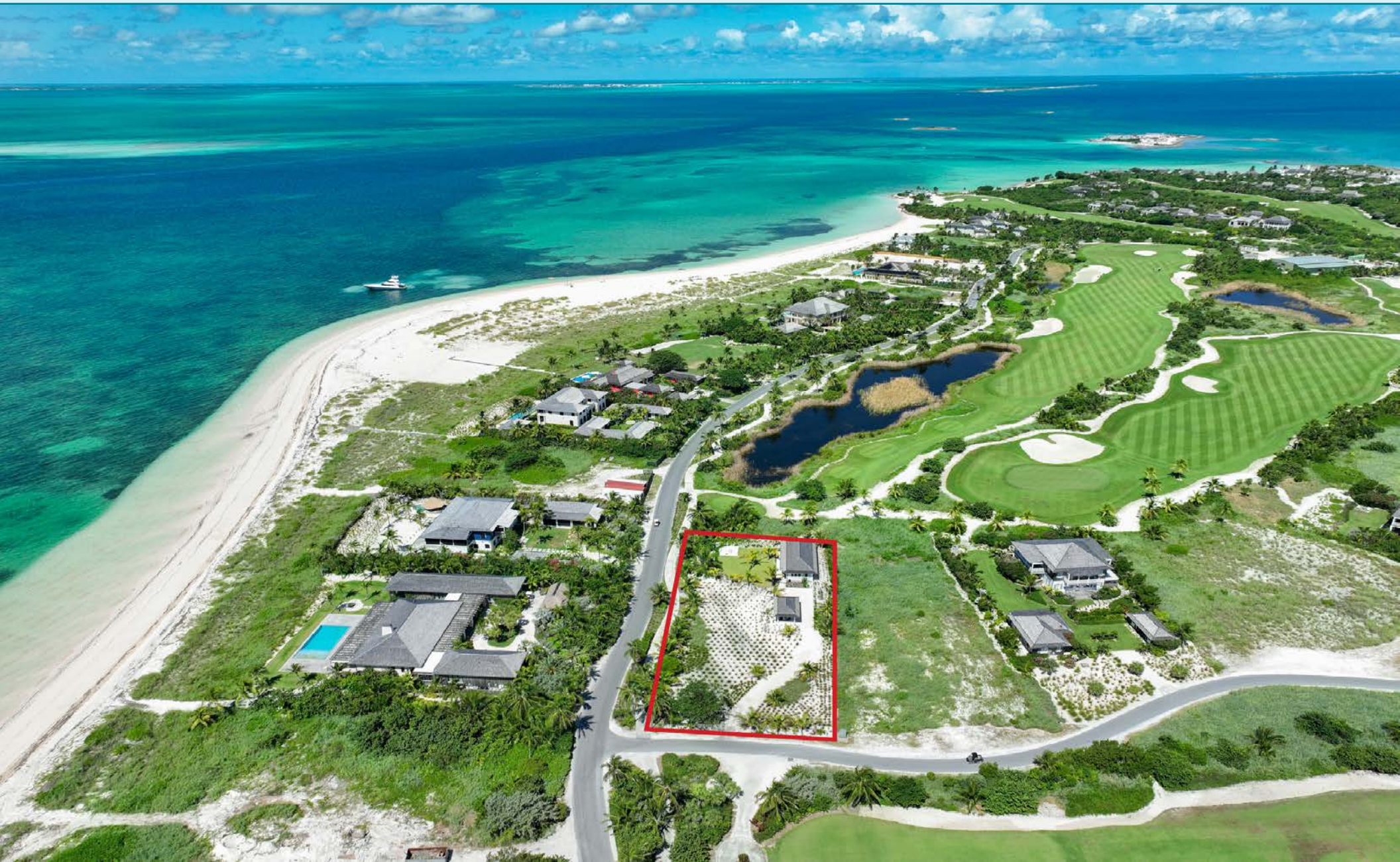


# 7th Heaven | Golf Course Lot #135





# GUMLEMI CAY PRIVATE ISLAND ESTATE



## BEACH CLUB

- Main Family Pool
- Spa & Fitness
- Lap Pool
- Locker Rooms
- Whale's Tail Ocean Front Dining
- Palapa Beach Bar & Grill
- Great Lawn
- Coconuts Kid's Club
- Kid's Diner
- Theater
- Game Room
- Marine Science Classroom

## BEACH CLUB COTTAGES

**Notes**

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## SHELL ISLAND



**Baker's Bay**  
GOLF & OCEAN CLUB  
GREAT GUANA CAY  
ABACO, THE BAHAMAS  
TEL (954) 256-9561  
WWW.BAKERSBAYCLUB.COM

*via Bonnaventure  
nouvellegradre*



The materials, features, and amenities described and depicted herein are based upon current development plans, which are subject to change without notice. This development plan is not a legal or sales document and is intended to show only general relationships. It may be revised from time to time. Refer to plans, legal descriptions and COO's for actual lot sizes and restrictions. No guarantee is made that the features and amenities depicted by artist's renderings or otherwise described will be built, or if built, will be the same size or manner as depicted or described. Obtain the property report or its equivalent required by Federal or state law and read it before signing anything. No Federal or state agency signed the permit or plan or any of the reports. This development plan is not intended to constitute an offering in violation of the law of any jurisdiction.

## CHAPEL POINT

## SPA COTTAGES

## SPA BUNGALOWS

## WHALE'S TAIL ESTATE LOTS

## ATLANTIC OCEAN

## SIP SIP

Plant Nursery & Orchard

## ATLANTIC CLUB COTTAGES (PHASE 2)

**ATLANTIC CLUB**  
• Dining Pavilion  
• Bunker's Bar

## ATLANTIC CLUB COTTAGES

## ATLANTIC COAST HOMES



## PHASE 2 ATLANTIC COAST HOMES

## BAKER'S BAY MARINA VILLAGE

- 165 Slip Marina
- Marina Club & Inn
- Marina Village Residences & Boat Houses
- Conch Shack Bar & Grille
- The Market & Post Office
- Blu Boutique & Other Shops
- Medical Office
- Marina Fitness & Pool
- Marina, Member & Residential Services
- Sales Office

## BAKER'S BAY ESTATE LOTS

## Sea of Abaco

## GOLF COURSE

- Practice Range
- Short Game Area
- Pro Shop

'7th Heaven' Lot #135

## BAKER'S BAY

## SUNSET PARK

- Ball Fields
- Batting Cage
- Sport Court
- Outdoor Pursuits Docks
- Bocce Ball & Horse Shoes
- Ropes Course
- Jelly Beans
- Pirate's Playground
- Hydroponic Garden
- Chefs Outdoor Kitchen Pavillion
- Fruit Orchard
- Pickle Ball
- Tennis Courts
- Trampolines
- Climbing Wall
- New Toddler Play Area
- Putt Putt Mini Golf

## SUNSET PIER FLATS

## MANOR GROVE PRESERVE

## ATLANTIC BEACH

## MARINA VILLAGE POOL

## SUNRISE BEACH COTTAGES

## EAST VILLAGE

- Dockside Bar and Grill
- Fitness Center
- Pool
- Zipline
- Waterslide

## SUNRISE BEACH FLATS

## FOR PRESERVATION + STUDY

## JOE'S CREEK

## SAND FLATS

## DIAMOND POINT

## Marsh Harbour

## SEA PORT

- Sea Plane Docks & Ramp
- Fueling Pier
- Customs & Immigration

## SETTLEMENT



## *'7TH HEAVEN' IS A GOLFER'S DREAM GETAWAY*

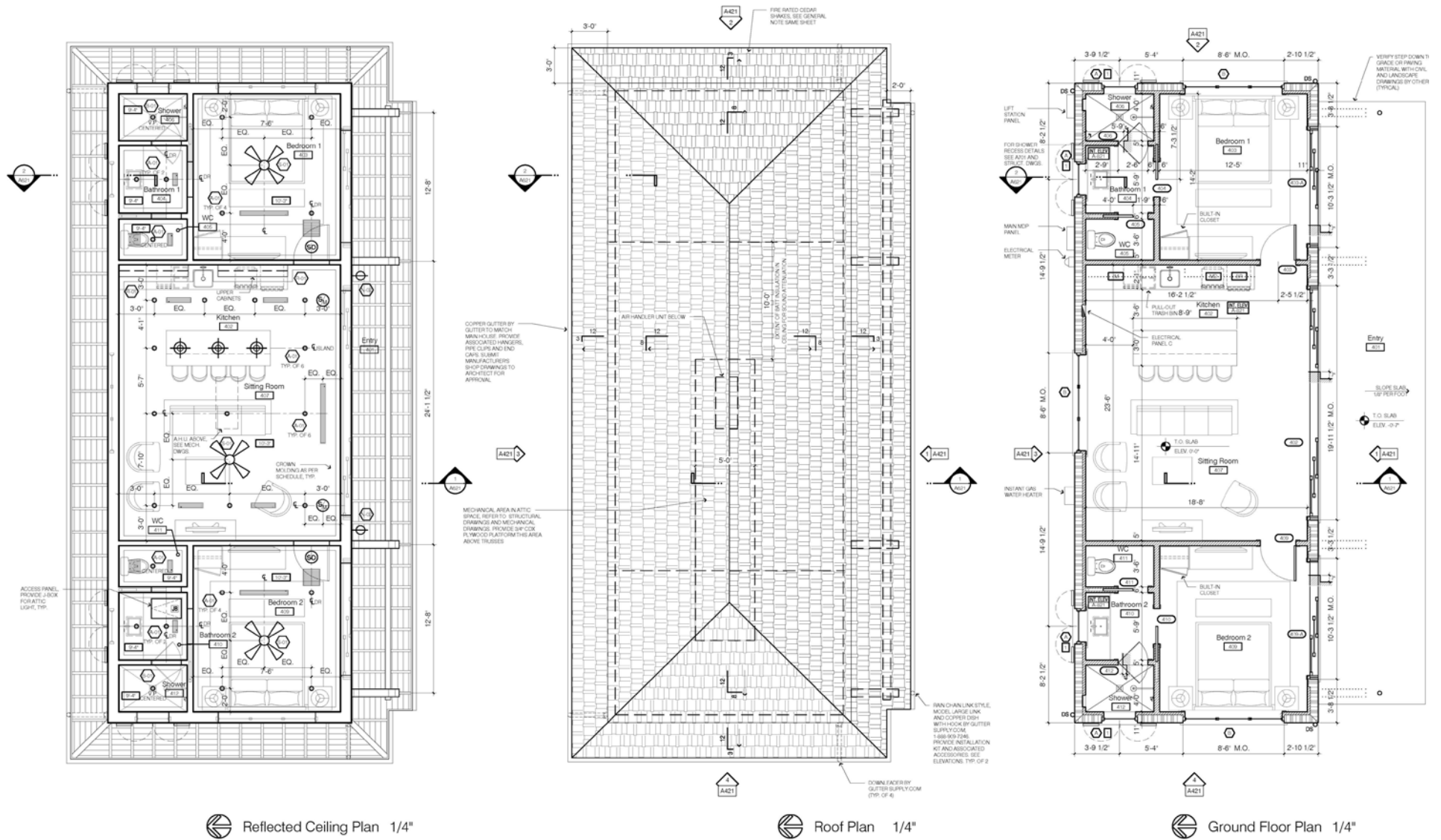
This cozy guest house is located on one of Baker's Bay's desirable golf course lots; a corner homesite with views of the 7th tee box on Baker's Bay's prestigious Tom Fazio golf course. This already built 2 bedroom, 2 bathroom guest house was constructed with the intention of giving the owner a place to reside while designing the perfect main house later down the line. .

Bed/Bath	2 bed/2 bath
A/C SQ	1,000sf
Land Area	0.87 acres
Depth of Lot	277'
Views	7th Tee Box





# '7th Heaven' Guest House Floor Plan











Cost Breakdown

7th Heaven   Golf Course Lot #135	\$5,950,000
VAT on Sales Price (5%)	\$297,500
Attorney Fee (0.5% of Purchase Price)	\$29,750
VAT on Attorney Fee (10%)	\$2,975
Club Membership Initiation	\$250,000
Total Initial Costs	\$6,530,225

Proposed 2026 Club Dues (prorated)	\$95,400
Proposed 2026 HOA Dues (prorated)	\$43,260
Proposed 2026 Total Annual Costs	\$138,660*

\*ANNUAL DUES SUBJECT TO 10% VAT





Baker's Bay Golf & Ocean Club Great Guana Cay, The Abacos, The Bahamas

For more information on specific listings, home packages, or club membership, please contact the Baker's Bay sales office.

Email: [info@bakersbayclub.com](mailto:info@bakersbayclub.com) | [bakersbayclub.com](http://bakersbayclub.com)