

Atlantic Coast Homesite #114





Baker's Bay
GOLF & OCEAN CLUB

GUMELEMI CAY
PRIVATE ISLAND ESTATE



BEACH CLUB

- Main Family Pool
- Spa & Fitness
- Lap Pool
- Locker Rooms
- Whale's Tail Ocean Front Dining
- Dune Beach Bar & Grill
- Great Lawn
- Coconuts Kid's Club

CHAPEL
POINT



WHALE'S TAIL
ESTATE LOTS

ATLANTIC
OCEAN

SIP SIP

Plant Nursery
& Orchard

BEACH
CLUB COTTAGES

BAKER'S BAY
ESTATE LOTS

Sea of Abaco

GOLF COURSE

- Practice Range
- Short Game Area
- Pro Shop

BAKER'S BAY

SUNSET PARK

- Ball Fields
- Batting Cage
- Sport Court
- Outdoor Pursuits
- Docks
- Bocce Ball & Horse Shoes
- Jelly Beans
- Pirate's Playground
- Chef's Outdoor Kitchen Pavillion
- Fruit Orchard
- Pickleball
- Tennis Courts
- New Toddler Play Area
- Putt Putt Mini Golf

ATLANTIC CLUB

Atlantic Coast Homesite #114

ATLANTIC CLUB COTTAGES

ATLANTIC COAST HOMES



ATLANTIC FLATS

BAKER'S BAY MARINA VILLAGE

- 105 Slip Marina
- Will's Island
- Marina Club & Inn
- Marina Village Residences & Boat Houses
- Conch Shack Bar & Grille
- The Market
- Blu Boutique
- Medical Office
- Marina Fitness & Pool
- Marina, Member & Residential Services
- Sales Office

MARINA VILLAGE POOL

SUNRISE BEACH COTTAGES

SUNRISE BEACH FLATS

SUNSET PIER FLATS

MANGROVE PRESERVE

FOR PRESERVATION STUDY

SAND FLATS

DIAMOND POINT

Marsh Harbour

SEA PORT

- Sea Plane Ramp
- Fueling Pier
- Customs & Immigration

EAST VILLAGE

- Dockside Bar and Grill
- Fitness Center
- Muscle Beach
- Pool

SETTLEMENT

via Bonnaventure
innousobellegradre



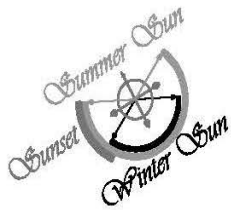
Atlantic Coast Homesite #114 is a perfectly situated homesite for a family estate. The lot is conveniently located across from Sunset Park, giving kids (big or small) access to the tennis & pickleball courts, baseball field, 18 hole mini putt-putt and basketball court. The Marina Village and all that it offers is in walking distance of the homesite and the Beach Club amenities are just a short 5 minute golf cart ride away. The lot itself faces East, giving early birds stunning views of the sunrise and allowing for cool afternoons on the back porch. With close to an acre of land, house and guest house options are endless.

Land Area	42,670sf .98 acre
Lot Depth	316'
Ocean Frontage	155'
Views	Sunrise / Atlantic Ocean



Atlantic Coast Homesite #114



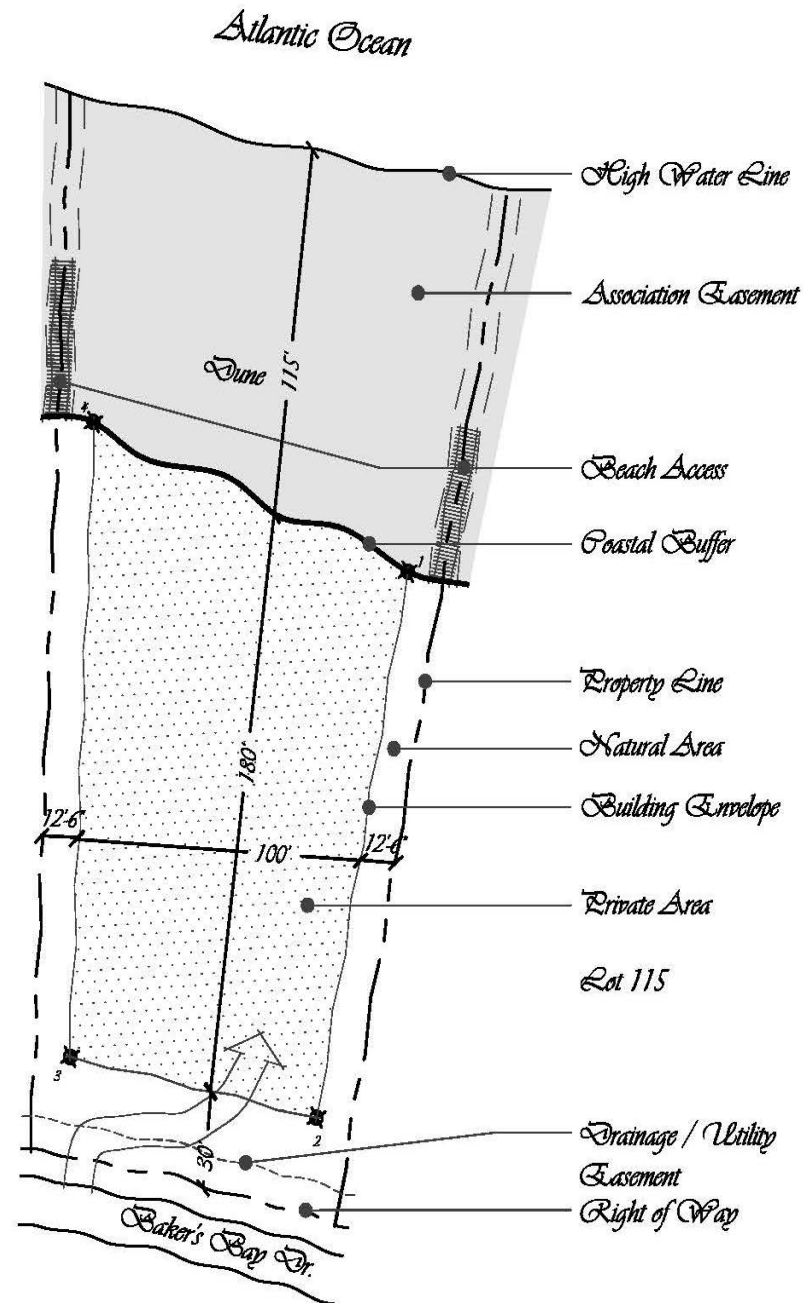


FINAL
DRAFT



Atlantic Estate Lot 114

Lot 113



Cost Breakdown

Atlantic Coast Homesite #114	\$3,500,000
VAT on Sales Price (5%)	\$175,000
Attorney Fee (0.5% of Purchase Price)	\$17,500
VAT on Attorney Fee (10%)	\$1,750
Club Membership Initiation	\$250,000
<hr/>	
Total Initial Costs	\$3,944,250

Proposed 2026 Club Dues (prorated)	\$95,400
Proposed 2026 HOA Dues (prorated)	\$43,260
<hr/>	
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 | bakersbayclub.com