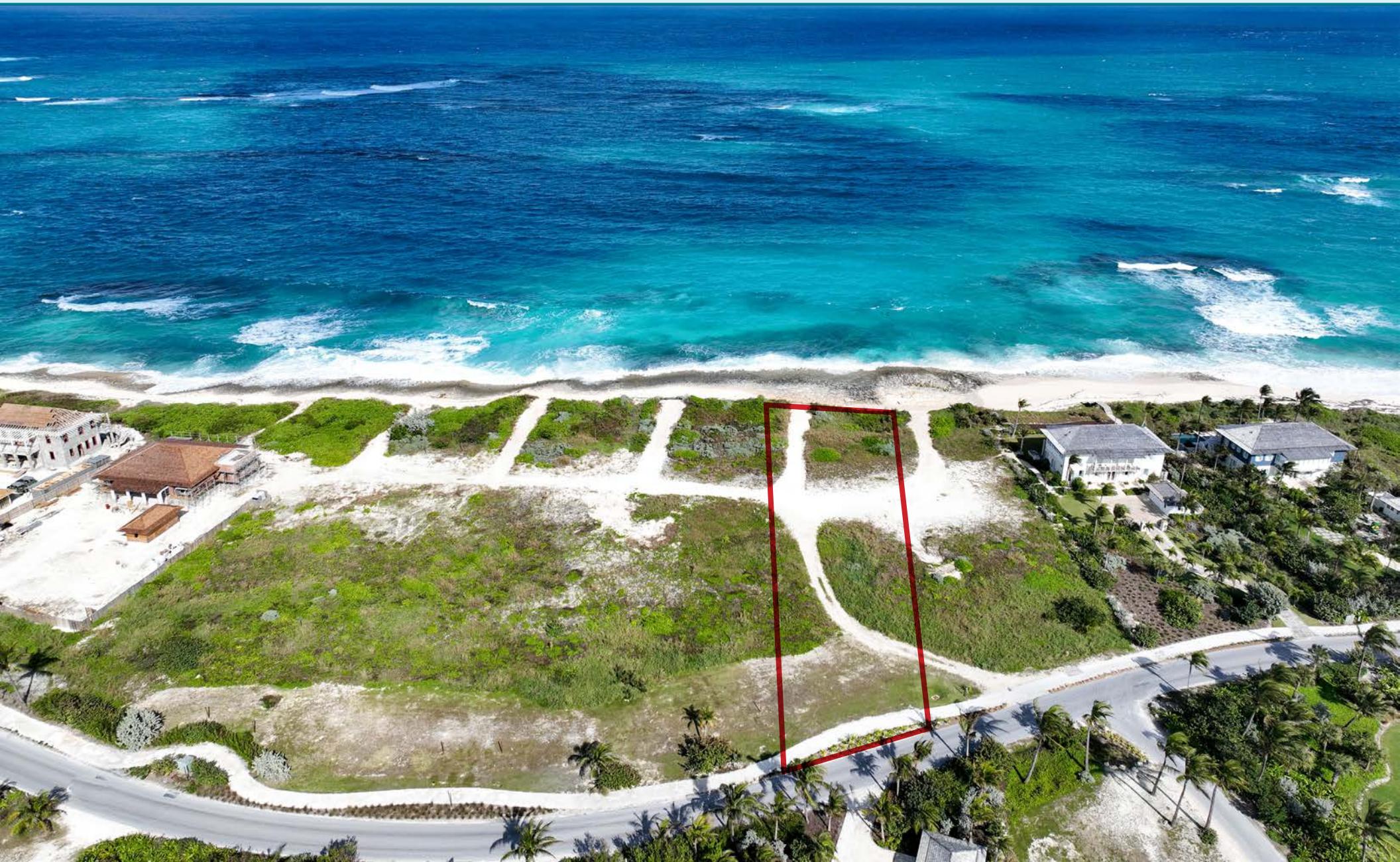




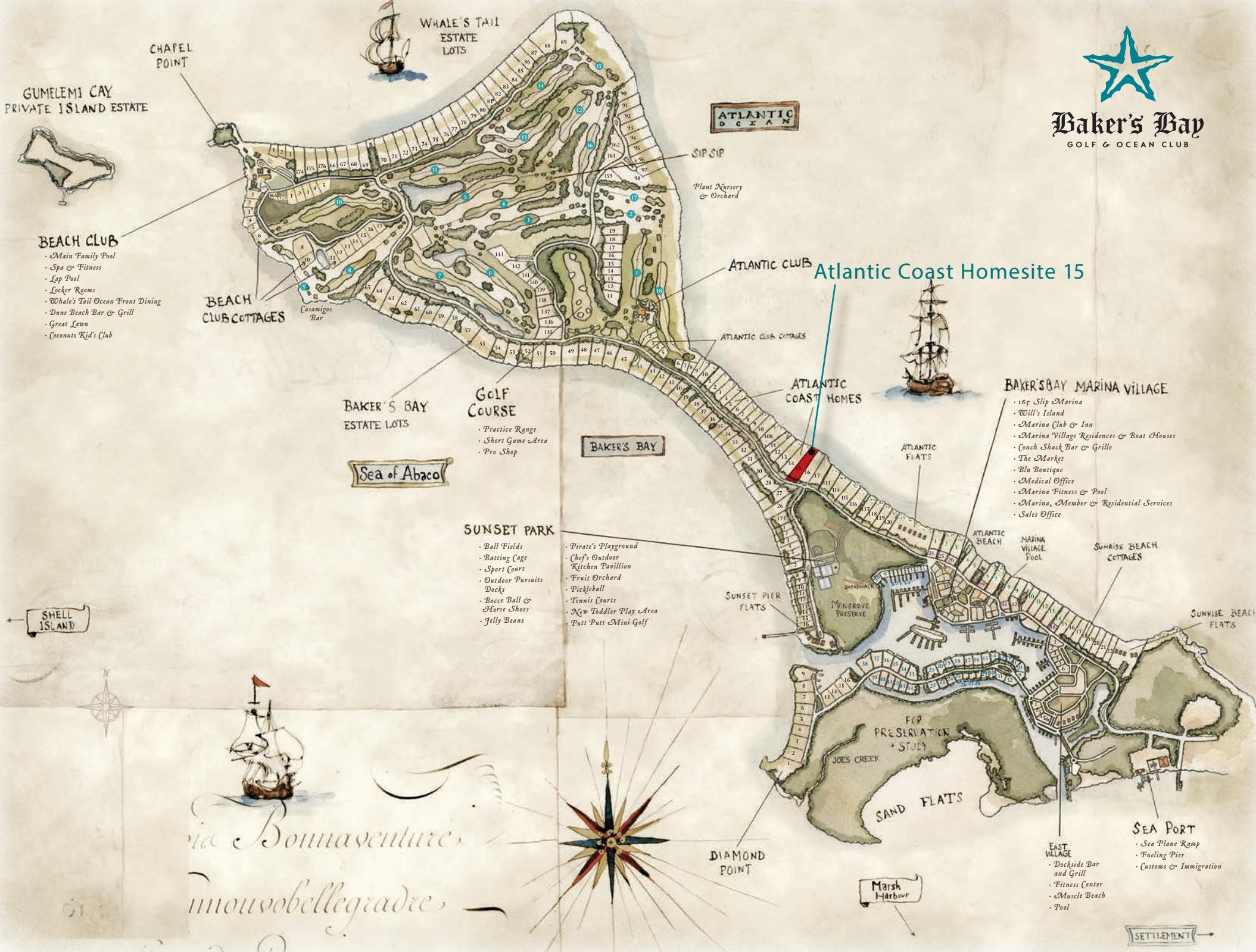
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Atlantic Coast Homesite #15





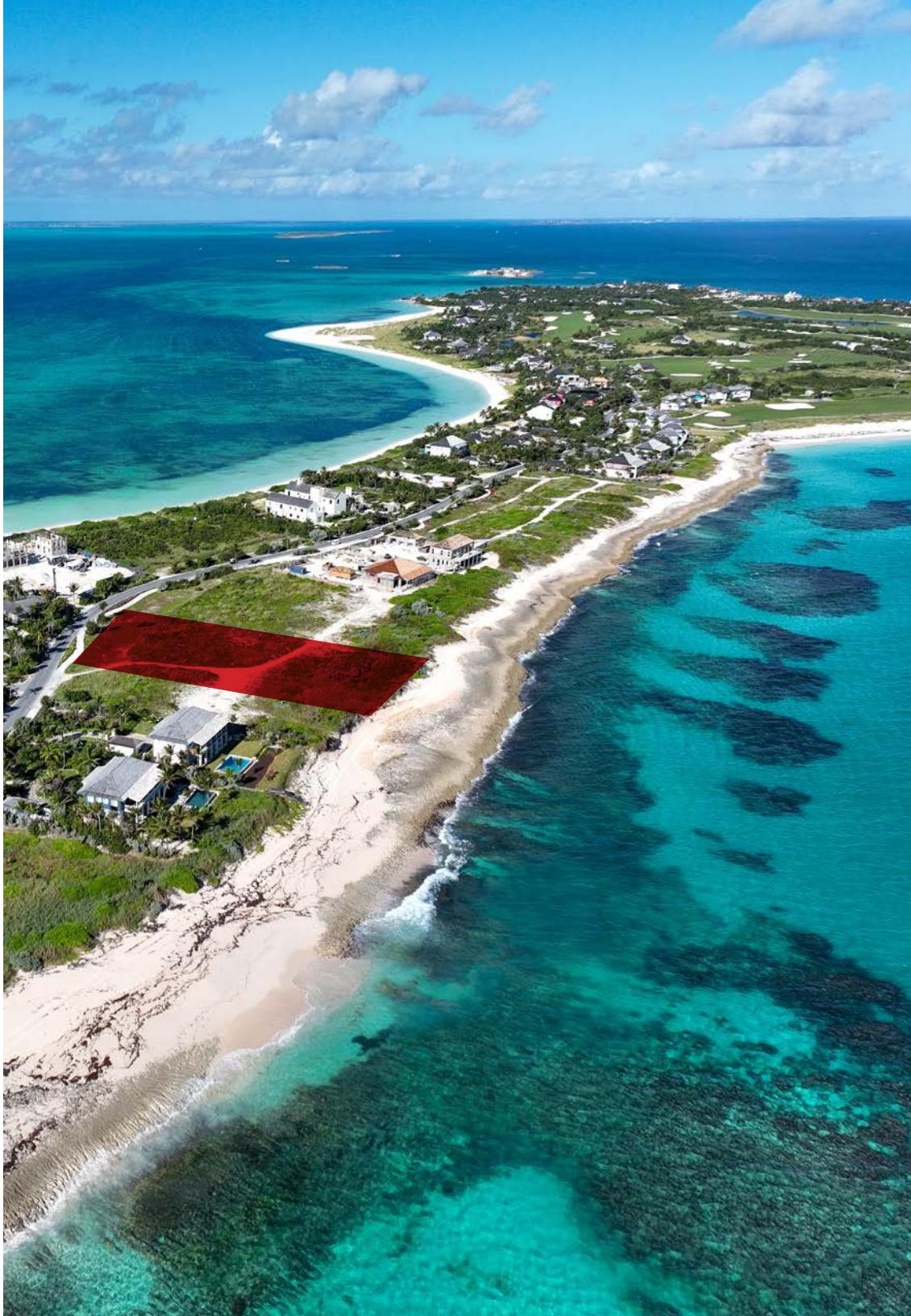
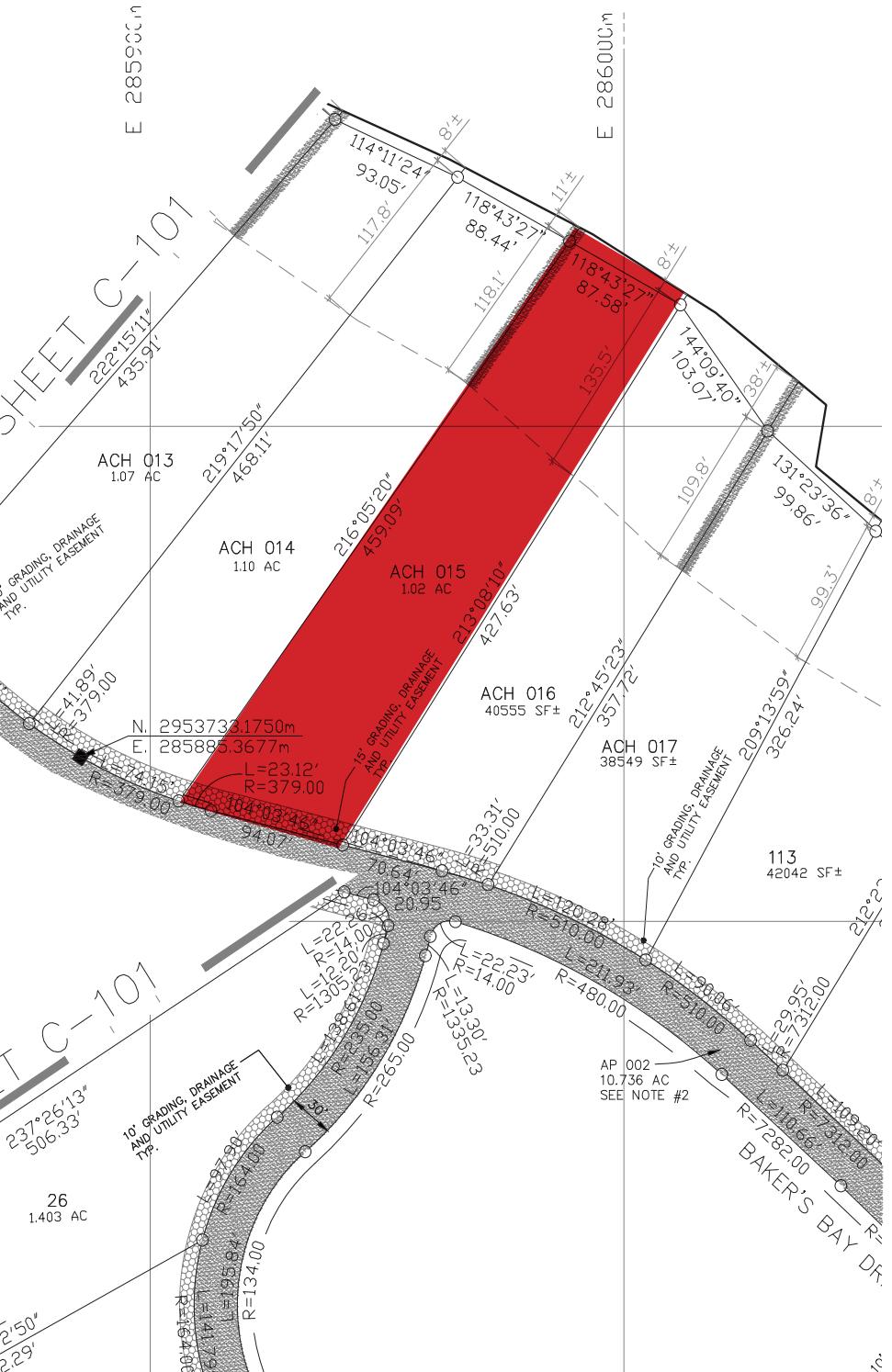
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Atlantic Coast Homesite #15 is a perfectly situated homesite for a family estate. The lot is conveniently located near Sunset Park, giving kids (big or small) access to the tennis & pickleball courts, baseball field, 18 hole mini putt-putt and basketball 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 over an acre of land, house and guest house options are endless.

Land Area	44,431sf 1.02 acre
Lot Depth	459'
Ocean Frontage	87'
Views	Sunrise / Atlantic Ocean





Cost Breakdown

Atlantic Coast Homesite 15	\$3,000,000
VAT on Sales Price (5%)	\$150,000
Attorney Fee (0.5% of Purchase Price)	\$15,000
VAT on Attorney Fee (10%)	\$1,500
Club Membership Initiation	\$250,000
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Total Initial Costs	\$3,416,500
Proposed 2026 Club Dues (prorated)	\$95,400
Proposed 2026 HOA Dues (prorated)	\$43,260
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Proposed 2026 Total Annual Costs	\$138,660*

*ANNUAL DUES SUBJECT TO 10% VAT





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GOLF & OCEAN CLUB



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