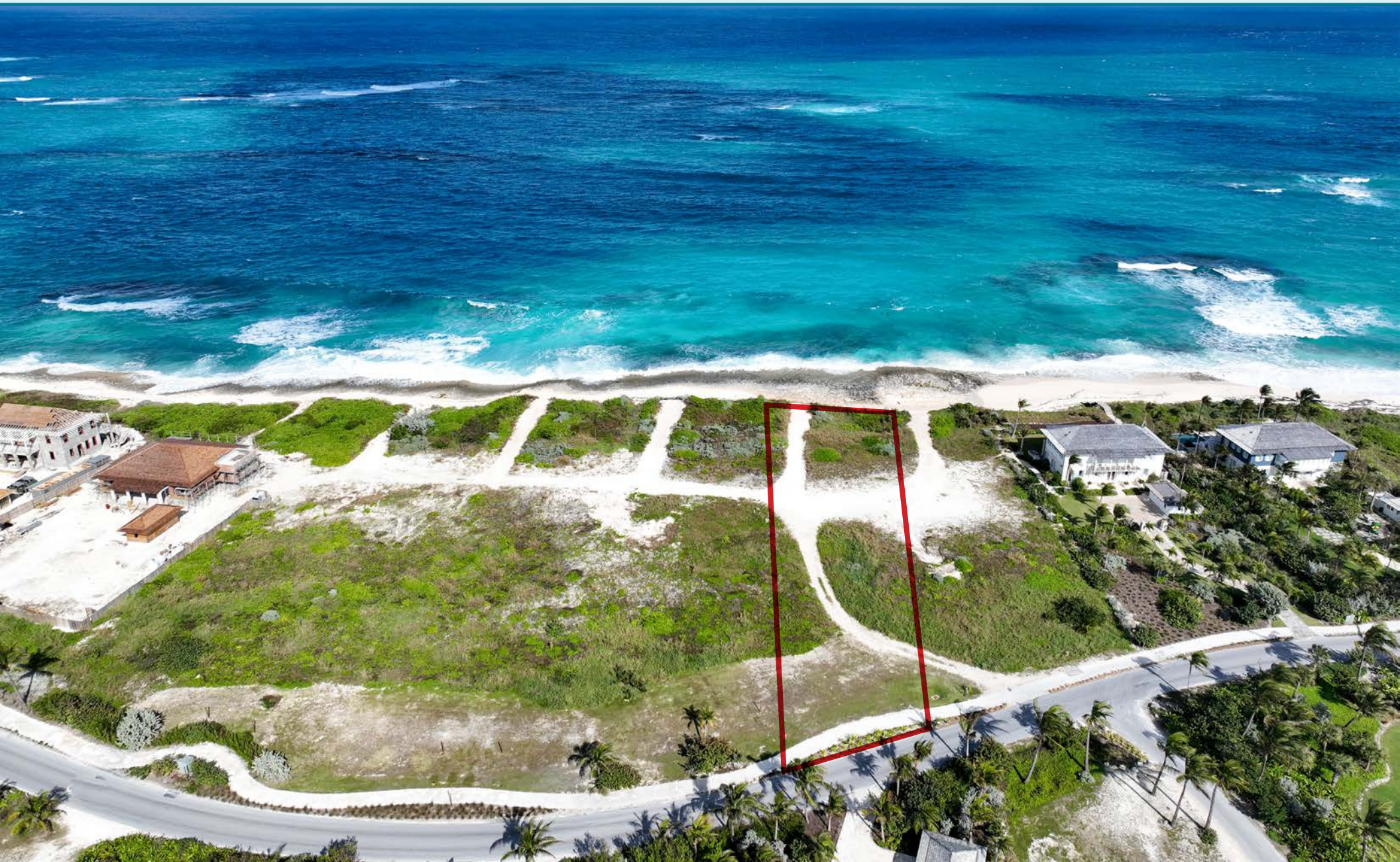


# Atlantic Coast Homesite #15







**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

Casamigos  
Bar

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 15

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

SUNRISE BEACH  
COTTAGES

MARINA  
VILLAGE POOL

SUNRISE BEACH  
FLATS

SUNSET PIER  
FLATS

BOARDWALK

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

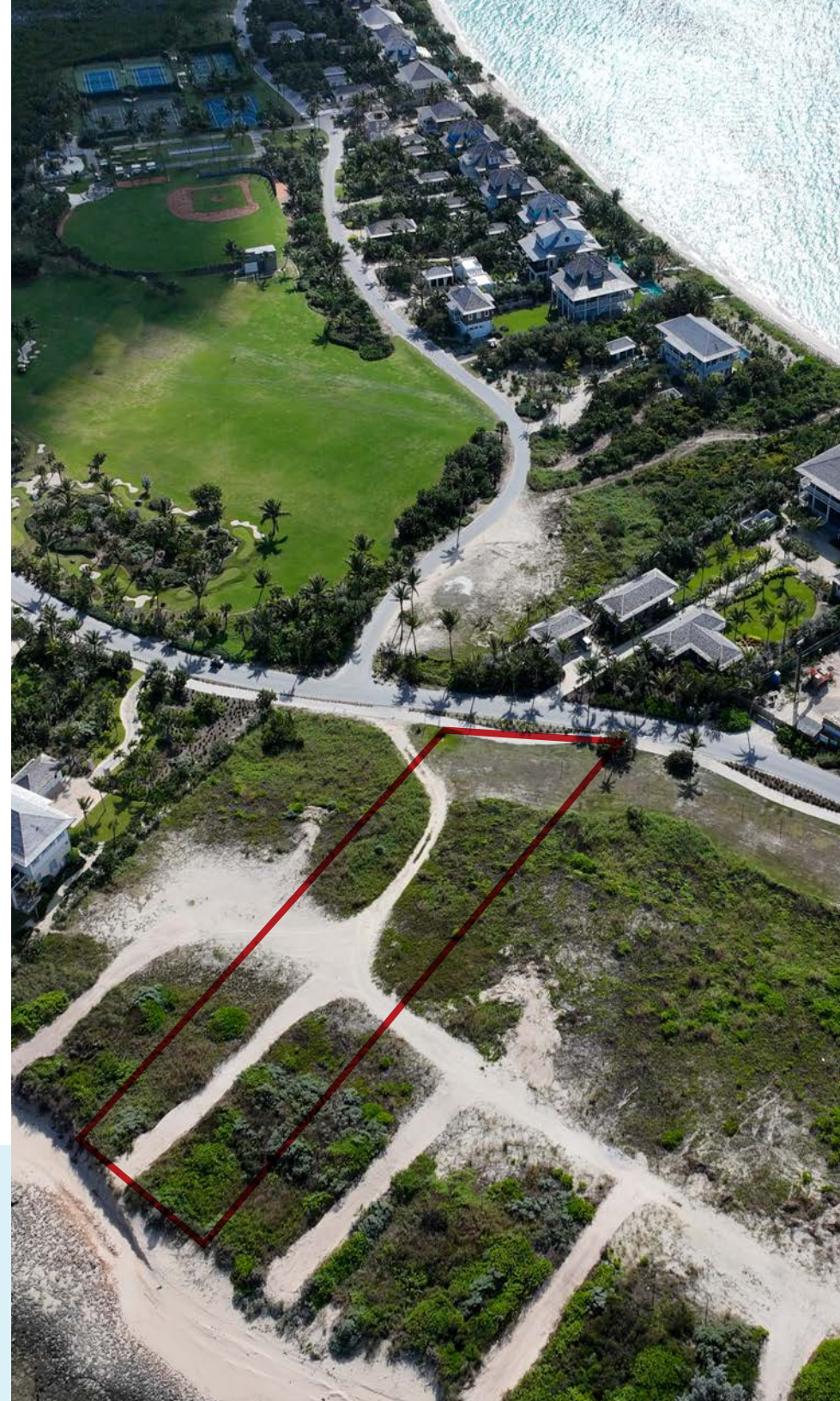
via Bonnaventure  
innousobellegradre





**Atlantic Coast Homesite #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
<hr/>	
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







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)