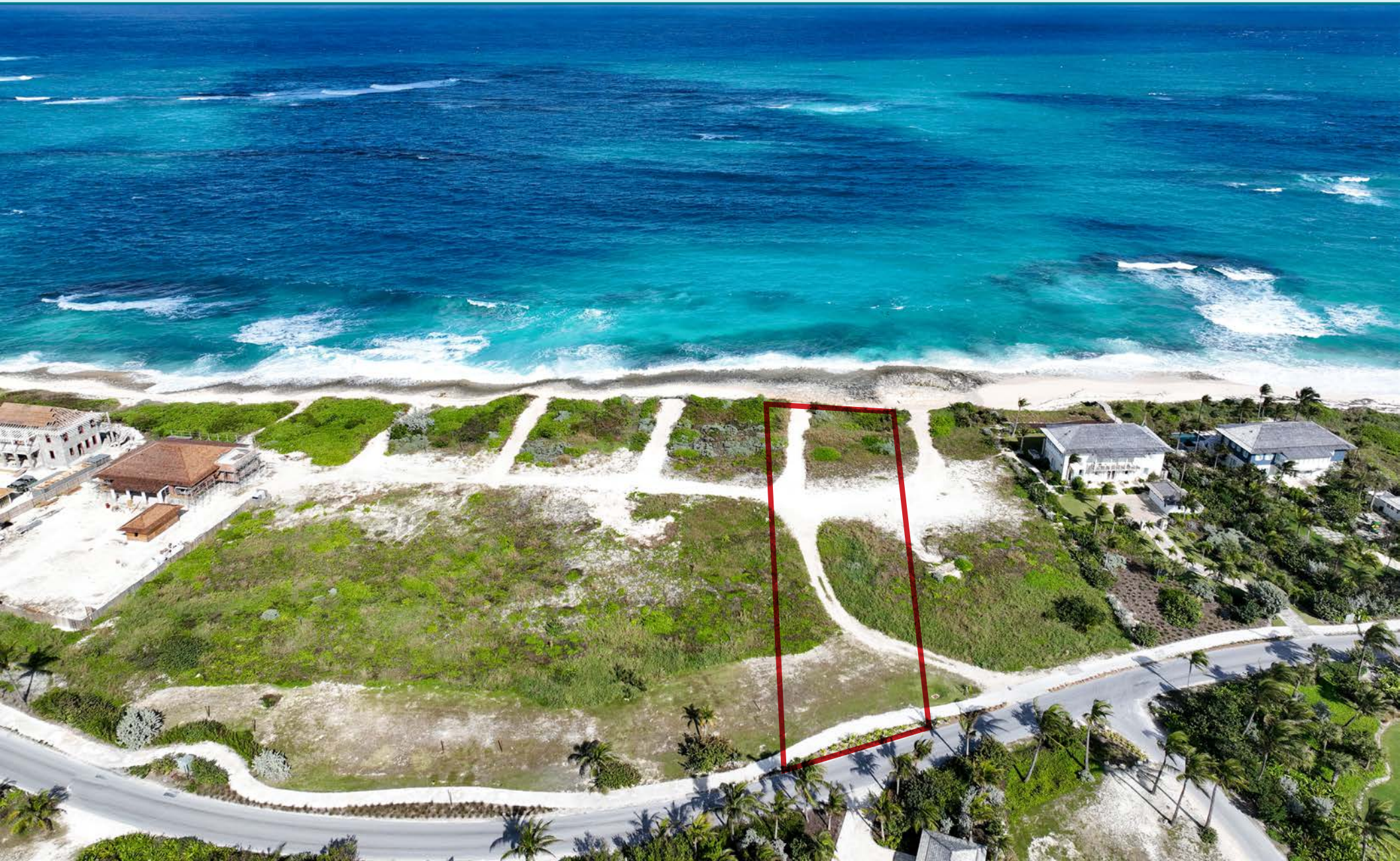


Atlantic Coast Homesite #15



Baker's Bay
GOLF & OCEAN CLUB





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

BEACH CLUB COTTAGES

CHAPEL POINT

WHALE'S TAIL
ESTATE LOTS



ATLANTIC
OCEAN

SIP SIP

Plant Nursery
& Orchard

ATLANTIC CLUB

Atlantic Coast Homesite 15

ATLANTIC CLUB COTTAGES



BAKER'S BAY
ESTATE LOTS

GOLF COURSE

- Practice Range
- Short Game Area
- Pro Shop

Sea of Abaco

BAKER'S BAY

ATLANTIC COAST HOMES

BAKER'S BAY MARINA VILLAGE

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

ATLANTIC FLATS

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

SUNSET PIER FLATS

MARINA VILLAGE POOL

SUNRISE BEACH COTTAGES

SUNRISE BEACH FLATS

SHELL ISLAND

MANGROVE PRESERVE

FOR PRESERVATION STUDY

JOES CREEK

SAND FLATS

SEA PORT

- Sea Plane Ramp
- Fueling Pier
- Customs & Immigration

EAST VILLAGE

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

DIAMOND POINT

Marsh Harbour

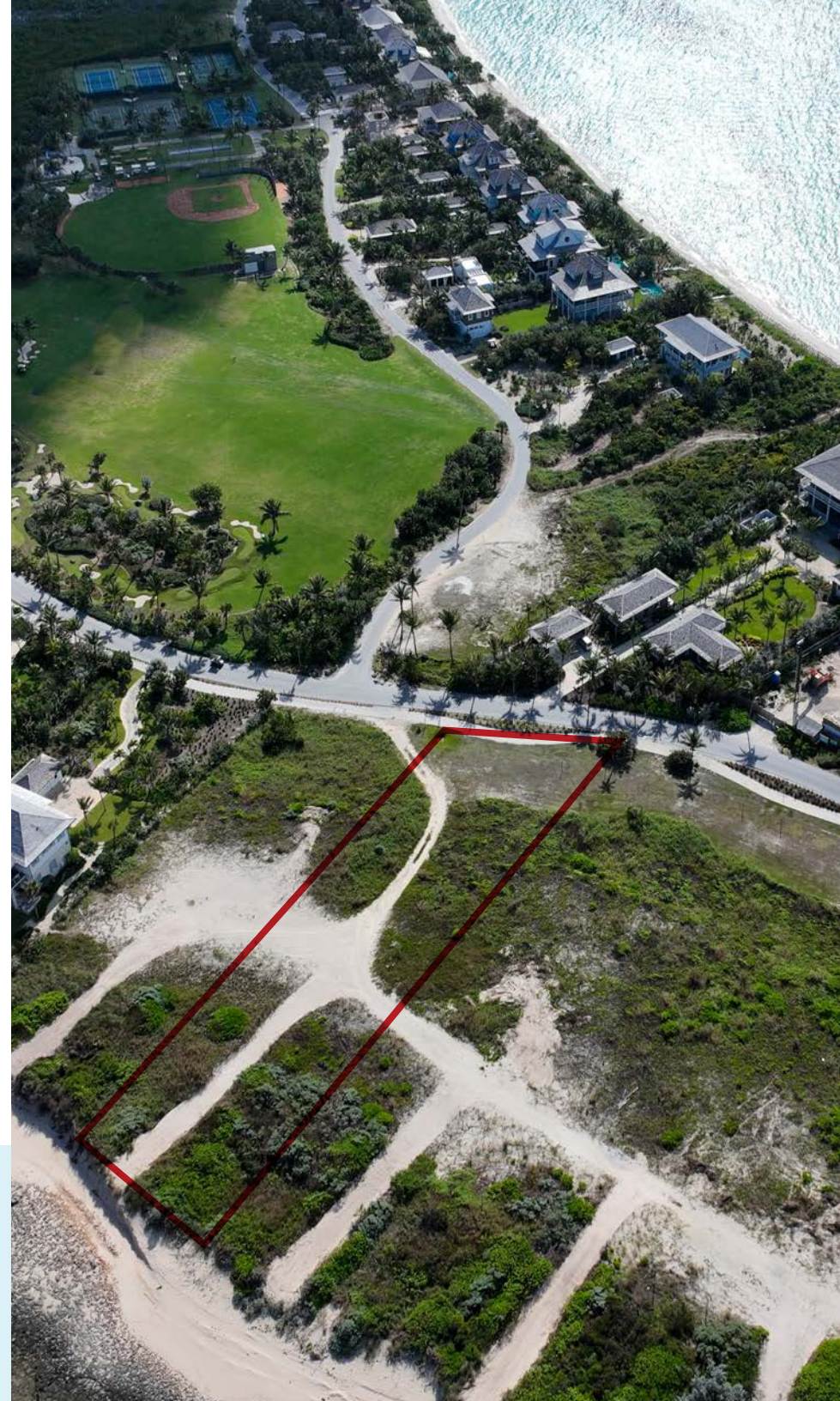
SETTLEMENT

*via Bonnaventure
innouso bellegrade*



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 |



Atlantic Coast Homesite #15



Cost Breakdown

| | |
|--|-------------|
| Atlantic Coast Homesite 15 | \$4,000,000 |
| VAT on Sales Price (5%) | \$200,000 |
| Attorney Fee (0.5% of Purchase Price) | \$20,000 |
| VAT on Attorney Fee (10%) | \$2,000 |
| Club Membership Initiation | \$250,000 |
| <hr/> | |
| Total Initial Costs | \$4,472,000 |
| | |
| 2023 Club Dues (prorated) | \$76,500 |
| 2023 Homeowners' Association Dues (prorated) | \$36,500 |
| <hr/> | |
| 2023 Total Annual Costs | \$113,000 |





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