

Atlantic Coast Homesite #5





Baker's Bay
GOLF & OCEAN CLUB

GUMELEMI CAY
PRIVATE ISLAND ESTATE

CHAPEL
POINT

WHALE'S TAIL
ESTATE LOTS

ATLANTIC
OCEAN

SIP SIP

Plant Nursery
& Orchard

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

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

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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

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

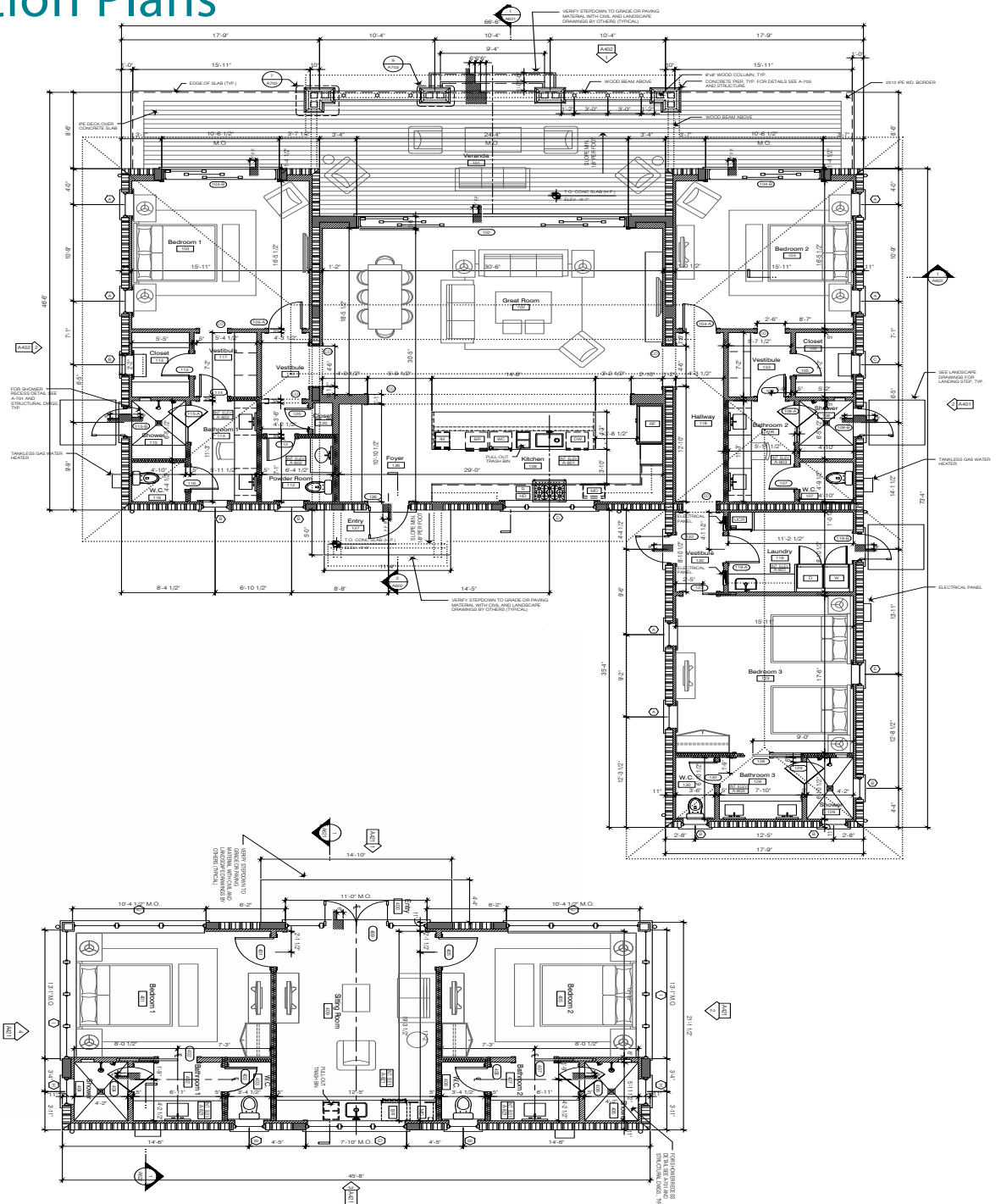
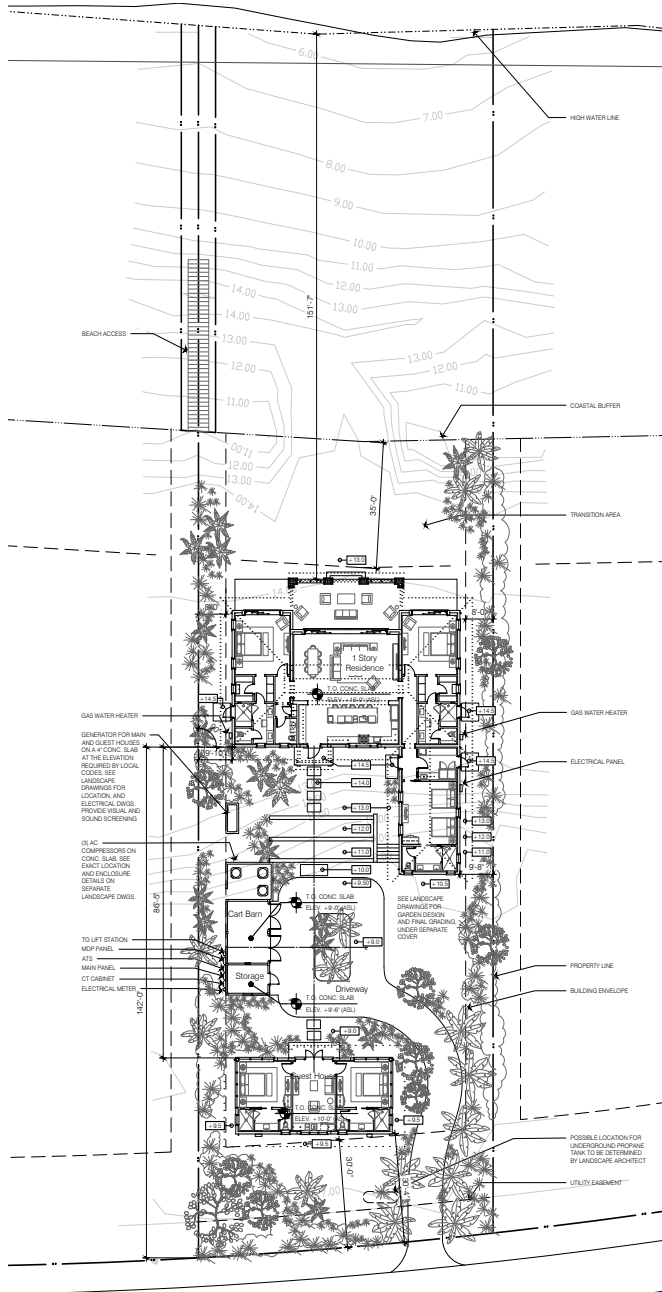


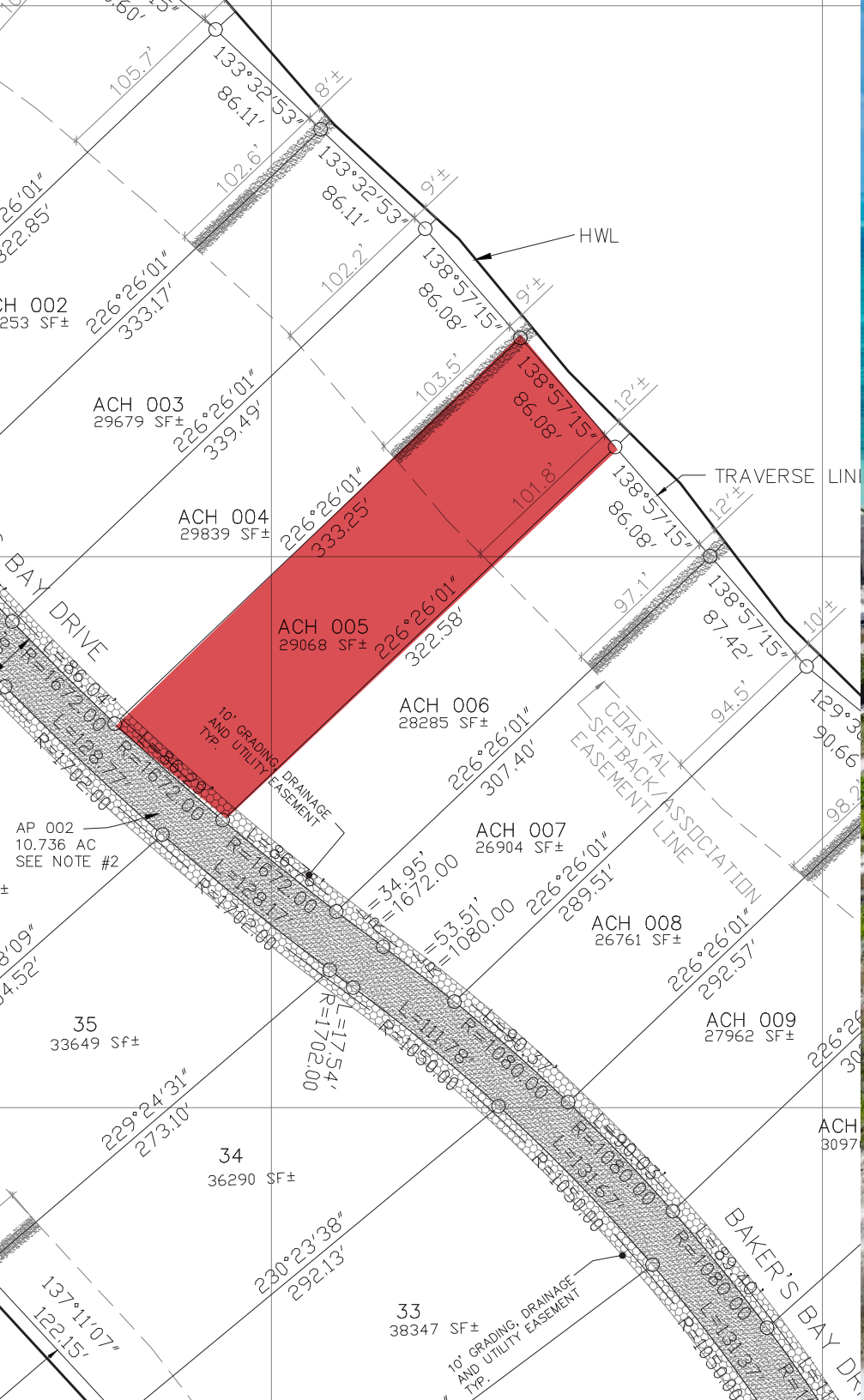
Atlantic Coast Homesite #5 is the epitome of island living. Imagine waking up to the sound of the waves crashing and the sight of endless ocean views right outside your window. This Atlantic Oceanfront lot offers the perfect opportunity to own a piece of paradise, complete with a home currently under construction, designed to capture every breathtaking sunrise. With the foundation already under construction, you can customize the finishes to your exact taste, ensuring your dream home reflects your personal style. Whether you're seeking a vacation getaway or a year-round retreat, this property is the ideal canvas for a luxurious coastal living experience.

Bed/Bath	5 bed/5.5 bath
Main House SF	3,000 sf
Guest House SF	965 sf
Land Area	29,068 sf 0.67 acres
Ocean Frontage	86'
Depth of Lot	328'
Views	Sunrise Atlantic Ocean



ACH #5 Site/Construction Plans







Cost Breakdown

Atlantic Coast Homesite #5	\$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
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Total Initial Costs	\$3,944,250
2025 Club Dues (prorated)	\$93,000
2025 HOA Dues (prorated)	\$42,000
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2025 Total Annual Costs	\$135,000*

*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