Atlantic Coast Homesite #7 & #8

Baker's Bay
GOLF & OCEAN CLUB

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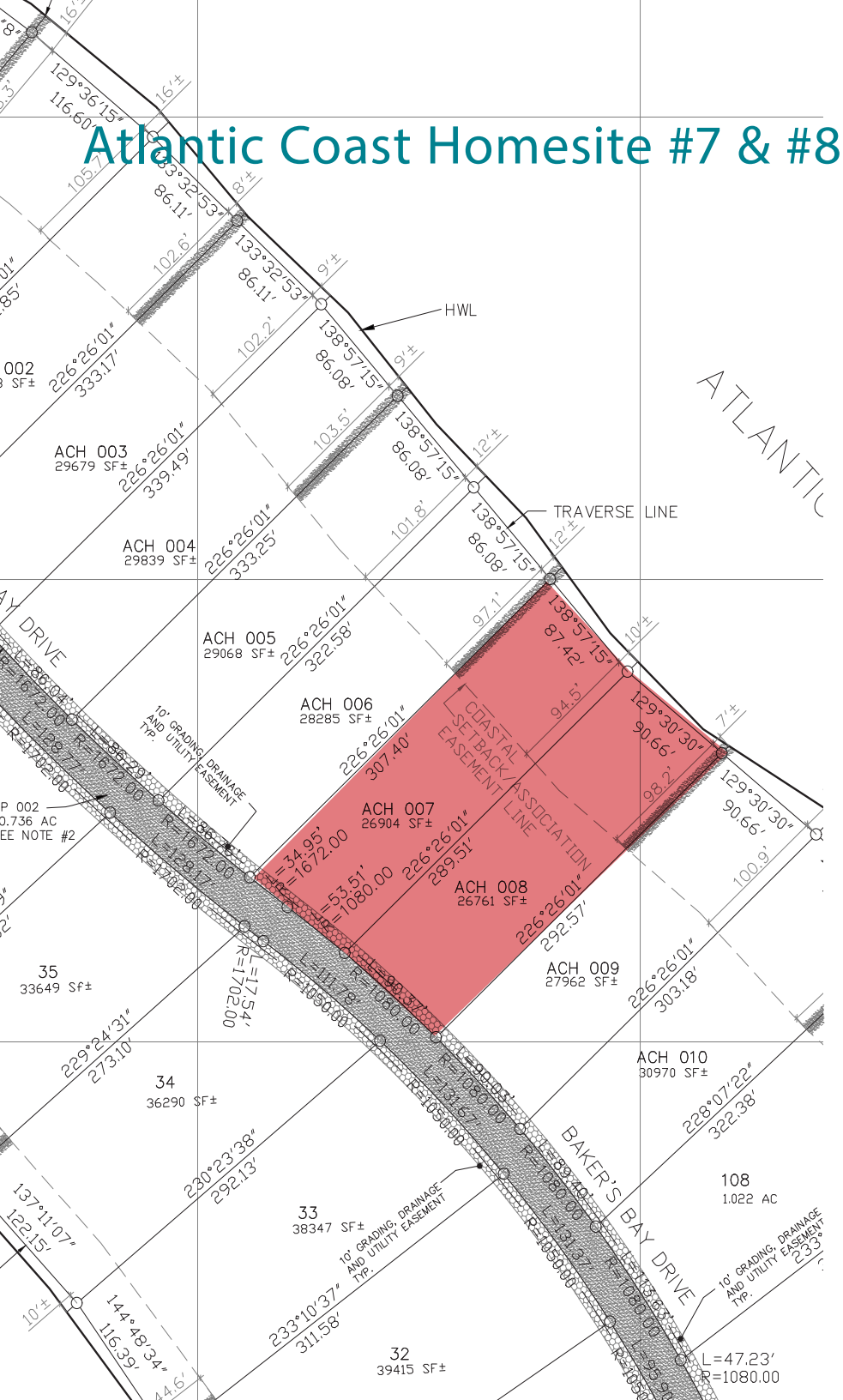
GOLF & OCEAN CLUB
WHALE'S TAIL ESTATE LOTS
CHAPEL POINT
GUMELEMI CAY PRIVATE ISLAND ESTATE
ATLANTIC OCEAN
SIP SIP
Plant Nursery & Orchard
BEACH CLUB
· Main Family Pool
· Spa & Fitness
· Lap Pool
· Locker Rooms
· Whale's Tail Ocean Front Dining
· Dune Beach Bar & Grill
· Great Lawn
· Coconuts Kid's Club
BEACH CLUB COTTAGES
Casamigos Bar
ATLANTIC CLUB
Atlantic Coast Homesite #7 & #8
ATLANTIC CLUB COTTAGES
ATLANTIC COAST HOMES
BAKER'S BAY ESTATE LOTS
GOLF COURSE
· Practice Range
· Short Game Area
· Pro Shop
BAKER'S BAY
Sea of Abaco
BAKER'S BAY MARINA VILLAGE
· 165 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
ATLANTIC FLATS
ATLANTIC BEACH
MARINA VILLAGE POOL
SUNRISE BEACH COTTAGES
SUNRISE BEACH 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
MANGROVE PRESERVE
SHELL ISLAND
FOR PRESERVATION + STUDY
JOE'S CREEK
SAND FLATS
DIAMOND POINT
Marsh Harbour
EAST VILLAGE
· Dockside Bar and Grill
· Fitness Center
· Muscle Beach
· Pool
SEA PORT
· Sea Plane Ramp
· Fueling Pier
· Customs & Immigration
SETTLEMENT

Atlantic Coast Homesite #7 & #8 are two perfectly situated homesites for a family estate. These lots are 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 and 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	53,665sf | 1.23 acres
Lot Depth	296′
Ocean Frontage	177′
Views	Sunrise / Atlantic Ocean

Atlantic Coast Homesite #7 & #8



Cost Breakdown

Atlantic Coast Homesite #7 & #8	$8,500,000
VAT on Sales Price (5%)	$425,000
Attorney Fee (0.5% of Purchase Price)	$42,500
VAT on Attorney Fee (10%)	$4,250
Club Membership Initiation	$750,000
Total Initial Costs	$9,721,750
Proposed 2026 Club Dues (prorated)	$95,400
Proposed 2026 HOA Dues (prorated)	$43,260
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