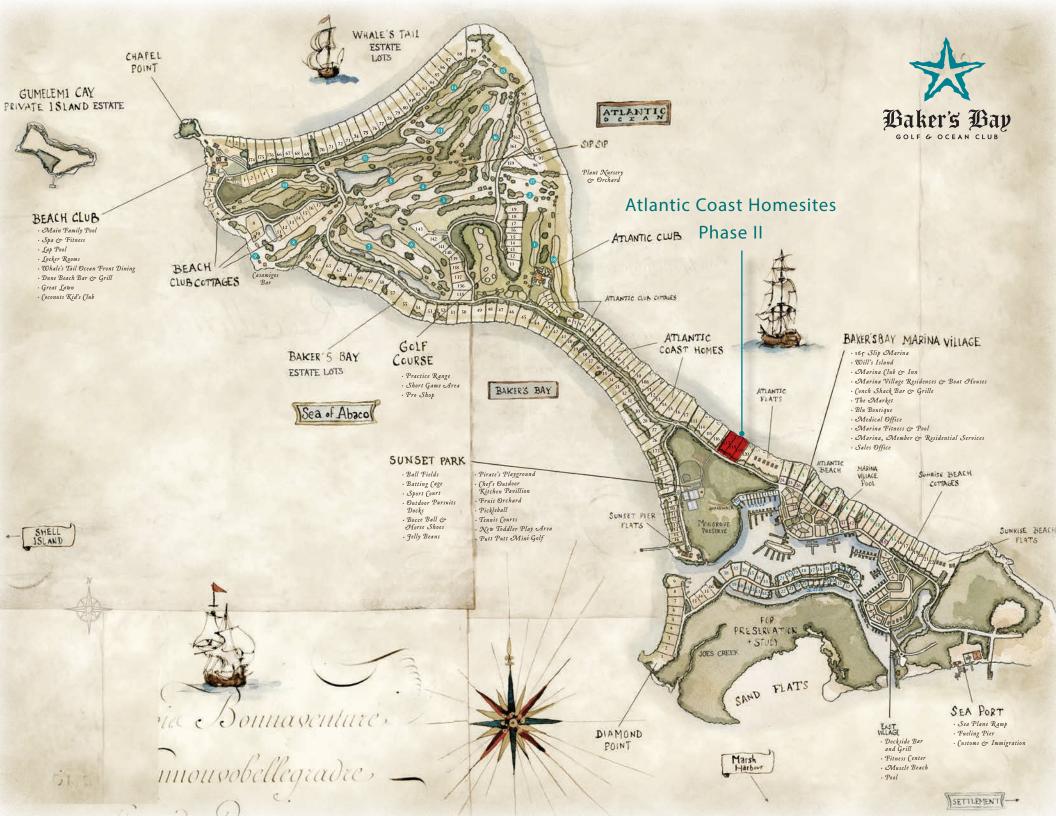


Atlantic Coast Homesites | Phase II





The Atlantic Coast Homesites are centrally located within Baker's Bay, between the renowned Tom Fazio Golf Course and the family friendly Sunset

Park. We anticipate the release of 3 new lots on this incredible stretch of the Atlantic Ocean. Enjoy exposure to cooling breezes of the Atlantic Tradewinds, panoramic sunrise views of stunning Atlantic coral reef, and backside views of the calm Sea of Abaco. Each site is available as a custom homesite, or Discovery built home package. Choose from a selection of Discovery designed floor plans or bring in your own architect for a truly custom island home.

	Land Area	Ocean Frontage
Homesite #18	33,872 sf .78 acre	s 102′
Homesite #20	33,635 sf .77 acres	s 98'
Homesite #22	34,152 sf .78 acres	100′
Views	Atlantic Ocean/Sunset Park	





Cost Breakdown

Total Initial Costs	\$4,450,000
Club Membership Initiation	\$250,000
VAT on Sales Price (5%)	\$200,000
Atlantic Coast Homesites #18, #20, & #22	\$4,000,000

2025 Club Dues (prorated)	\$93,000
2025 Homeowners' Association Dues (prorated)	\$42,000
2025 Total Annual Costs	\$135,000*





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