

Atlantic Coast Homesites | Phase II





Baker's Bay
GOLF & OCEAN CLUB

Atlantic Coast Homesites Phase II

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

BAKER'S BAY ESTATE LOTS



GOLF COURSE

- Practice Range
- Short Game Area
- Pro Shop

SUNSET PARK

- Ball Fields
- Batting Cage
- Sport Court
- Outdoor Pursuits
- Docks
- Bocce Ball & Horse Shoes
- Jelly Beans
- Pirate's Playground
- Chef's Outdoor Kitchen Pavilion
- Fruit Orchard
- Pickleball
- Tennis Courts
- New Toddler Play Area
- Putt Putt Mini Golf

WHALE'S TAIL ESTATE LOTS



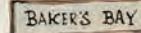
SIP SIP

Plant Nursery & Orchard

ATLANTIC CLUB

ATLANTIC CLUB COTTAGES

ATLANTIC COAST HOMES



BAKER'S BAY MARINA VILLAGE

- 109 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

MARINA VILLAGE POOL

SUNRISE BEACH COTTAGES

SUNRISE BEACH FLATS

SUNSET PIER FLATS

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

Marsh Harbour

DIAMOND POINT

SETTLEMENT

*via Bonnaventures
innoisobellegrade*



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 acres	102'
Homesite #20	33,635 sf .77 acres	98'
Homesite #22	34,152 sf .78 acres	100'
Views	Atlantic Ocean/Sunset Park	



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Cost Breakdown

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

2025 Club Dues (prorated)	\$93,000
2025 Homeowners' Association 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