



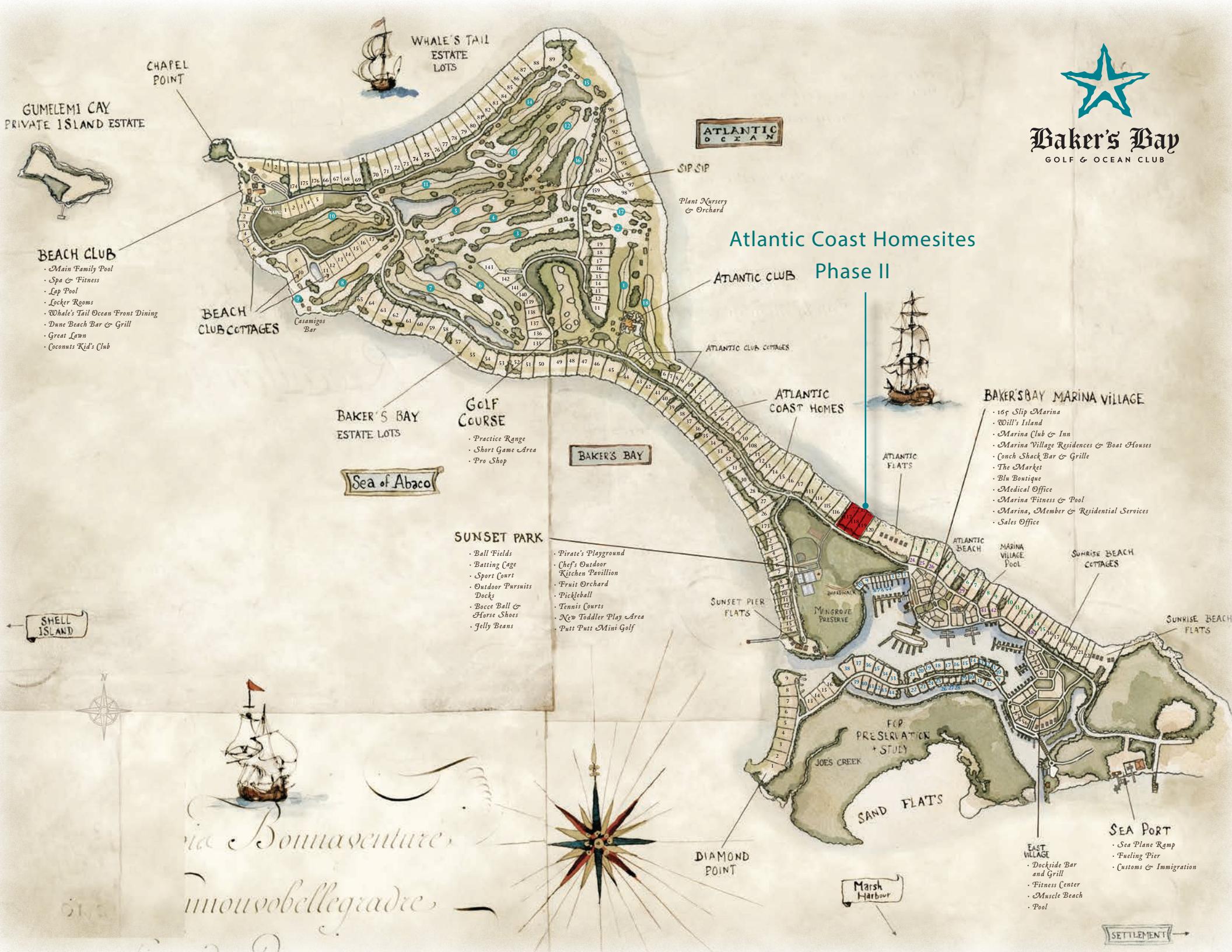
Baker's Bay
GOLF & OCEAN CLUB

Atlantic Coast Homesites | Phase II





Baker's Bay
GOLF & OCEAN CLUB



GUMELEM CI
PRIVATE ISLAND ESTATE

CHAPL
POINT



WHALE'S TAIL
ESTATE
LOTS

GUMELEM CI

PRIVATE ISLAND ESTATE

BEACH CLUB

- Main Family Pool
- Spa & Fitness
- Lap Pool
- Locker Rooms
- Whale's Tail Ocean Front Dining
- Dane Beach Bar & Grill
- Great Lawn
- Coconuts Kid's Club

BEACH
CLUB COTTAGES

BAKER'S BAY
ESTATE LOTS

Sea of Abaco

GOLF
COURSE

- Practice Range
- Short Game Area
- Pro Shop

SHELL
ISLAND



Die Bonnventure
mouvoobellegrader

SUNSET PARK

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

WHALE'S TAIL
ESTATE
LOTS

ATLANTIC
OCEAN

SIP SIP

Plant Nursery
& Orchard

Atlantic Coast Homesites Phase II



ATLANTIC
CLUB COTTAGES

ATLANTIC
COAST HOMES

ATLANTIC
FLATS

SUNSET PIER
FLATS

MANGROVE
PRESERVE

ATLANTIC
BEACH

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

SUNRISE BEACH
COTTAGES

SUNRISE BEACH
FLATS

SEA PORT

- Sea Plane Ramp
- Fueling Pier
- Fitness Center
- Muscle Beach
- Pool

FIP
PRESERVATION
& STUDY

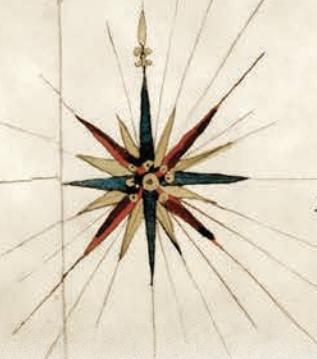
Marsh
Harbour

JOES CREEK

SAND
FLATS

EAST
VILLAGE

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



DIAMOND
POINT

SETTLEMENT

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' *SOLD*
Homesite #22	34,152 sf .78 acres	100' *SOLD*
Views	Atlantic Ocean/Sunset Park	



Atlantic Coast Homesites | Phase II



Cost Breakdown

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

Proposed 2026 Club Dues (prorated)	\$95,400
Proposed 2026 HOA Dues (prorated)	\$43,260
Proposed 2026 Total Annual Costs	\$138,660*





Baker's Bay
GOLF & OCEAN CLUB



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