

# Atlantic Coast Homesites | Phase II







**Baker's Bay**  
GOLF & OCEAN CLUB

## Atlantic Coast Homesites Phase II

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

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 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

SUNRISE BEACH  
COTTAGES

SUNRISE BEACH  
FLATS

SUNSET PIER  
FLATS

MANGROVE  
PRESERVE

FOR  
PRESERVATION  
STUDY

SAND FLATS

DIAMOND  
POINT

SEA PORT

- Sea Plane Ramp
- Fueling Pier
- Customs & Immigration

EAST  
VILLAGE  
• Dockside Bar  
and Grill  
• Fitness Center  
• Muscle Beach  
• Pool

Marsh  
Harbour

SETTLEMENT

via Bonnaventure  
innousobellegradre





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	





# Atlantic Coast Homesites | Phase II





Cost Breakdown

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

2025 Club Dues (prorated)	\$93,000
2025 Homeowners’ Association Dues (prorated)	\$42,000
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](mailto:info@bakersbayclub.com) | [bakersbayclub.com](http://bakersbayclub.com)