

# Atlantic Coast Homesites







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

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

CHAPEL  
POINT



WHALE'S TAIL  
ESTATE LOTS

ATLANTIC  
OCEAN

SIP SIP

Plant Nursery  
& Orchard

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

ATLANTIC CLUB COTTAGES

Atlantic Coast Homesites

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

MARINA VILLAGE POOL

SUNRISE BEACH  
COTTAGES

SUNRISE BEACH  
FLATS

SUNSET PIER  
FLATS

MANGROVE PRESERVE

FEP  
PRESERVATION  
STUDY

SAND FLATS

DIAMOND  
POINT

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

### SEA PORT

- Sea Plane Ramp
- Fueling Pier
- Customs & Immigration

Marsh  
Harbour

SETTLEMENT

via Bonnaventure  
innousobellegradre





The **Atlantic Coast Homesites** are centrally located within Baker's Bay, between the amenities of the Atlantic Club and the family friendly Sunset Park. 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 #4 | .69 acre  | 86'            |
| Homesite #6 | .65 acre  | 86'            |
| Homesite #9 | .64 acre  | 90'            |

  

|       |                |
|-------|----------------|
| Views | Atlantic Ocean |
|-------|----------------|





## Cost Breakdown

|                            |             |
|----------------------------|-------------|
| Atlantic Coast Homesites   | \$3,750,000 |
| VAT on Sales Price (5%)    | \$187,500   |
| Club Membership Initiation | \$250,000   |
| <hr/>                      |             |
| Total Initial Costs        | \$4,187,500 |

|                                    |            |
|------------------------------------|------------|
| Proposed 2026 Club Dues (prorated) | \$95,400   |
| Proposed 2025 HOA Dues (prorated)  | \$43,260   |
| <hr/>                              |            |
| Proposed 2026 Total Annual Costs   | \$138,660* |

\*ANNUAL DUES SUBJECT TO 10% VAT





# Atlantic Coast Homesites







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)