



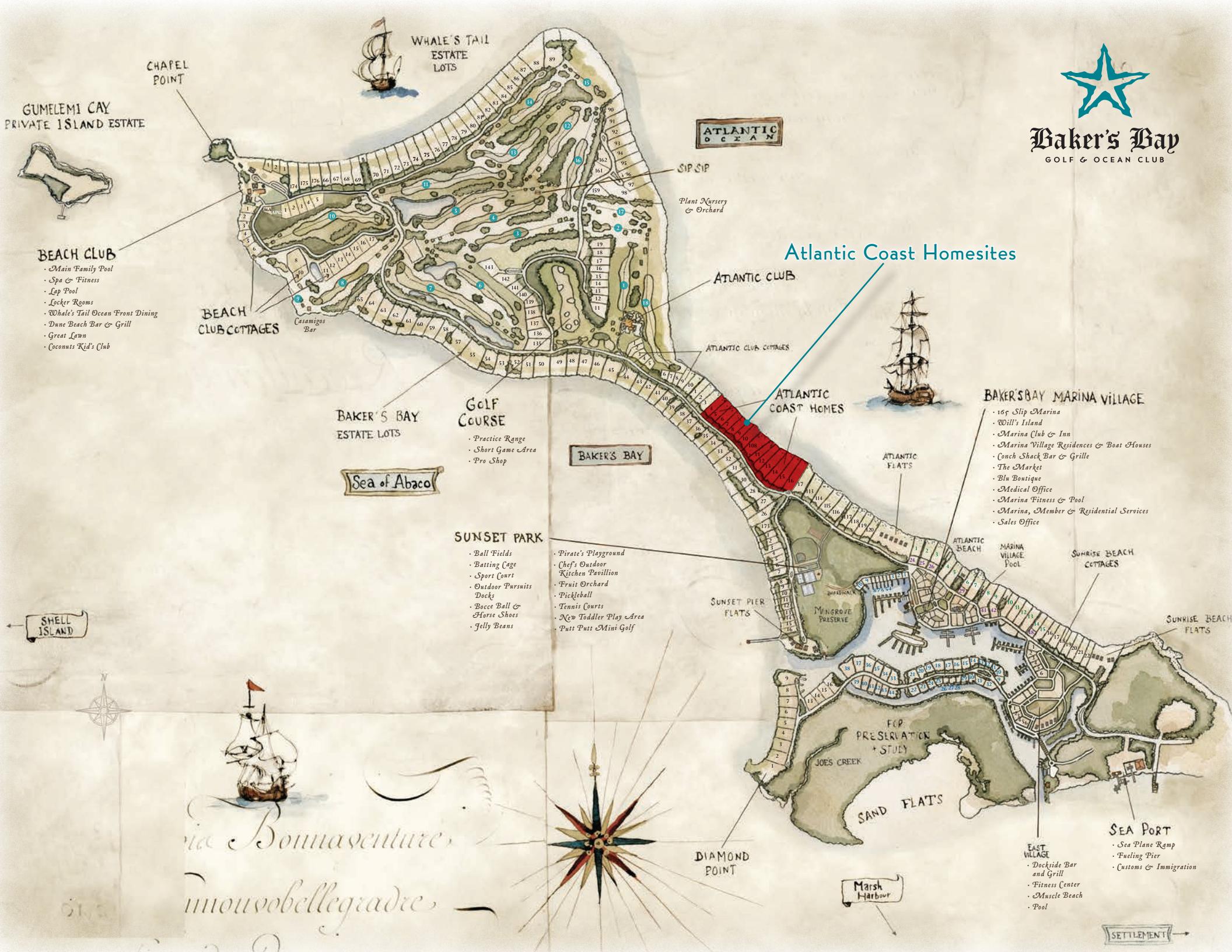
Baker's Bay
GOLF & OCEAN CLUB

Atlantic Coast Homesites



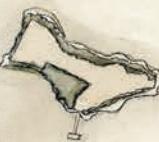


Baker's Bay
GOLF & OCEAN CLUB



CHAPEL
POINT

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
mouvo bellegracie

WHALE'S TAIL
ESTATE
LOTS



ATLANTIC
OCEAN

SIP SIP

Plant Nursery
& Orchard

Atlantic Coast Homesites

ATLANTIC CLUB

ATLANTIC CLUB COTTAGES

ATLANTIC
COAST HOMES



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

BAKER'S BAY

SUNSET PIER
FLATS



MANGROVE
PRESERVE

DIAMOND
POINT

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

MARINA
VILLAGE
POOL

SUNRISE BEACH
FLATS

Marsh
Harbour

SETTLEMENT

SAND FLATS

FIP
PRESERVATION
& STUDY

JOES CREEK

EAST
VILLAGE

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

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
Total Initial Costs	\$4,187,500

Proposed 2026 Club Dues (prorated)	\$95,400
Proposed 2025 HOA Dues (prorated)	\$43,260
Proposed 2026 Total Annual Costs	\$138,660*



Atlantic Coast Homesites





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