

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

BEACH CLUB COTTAGES

CHAPEL POINT

WHALE'S TAIL
ESTATE LOTS

ATLANTIC
OCEAN

SIP SIP

Plant Nursery
& Orchard

Atlantic Coast Homesites

ATLANTIC CLUB

ATLANTIC CLUB COTTAGES



BAKER'S BAY
ESTATE LOTS

GOLF COURSE

- Practice Range
- Short Game Area
- Pro Shop

Sea of Abaco

BAKER'S BAY

ATLANTIC COAST HOMES

BAKER'S BAY MARINA VILLAGE

- 105 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

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

MARINA VILLAGE POOL

SUNRISE BEACH COTTAGES

SUNSET PIER FLATS

MANGROVE PRESERVE

SUNRISE BEACH FLATS

SHELL ISLAND

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

DIAMOND POINT

Marsh Harbour

SETTLEMENT

*via Bonnaventure
innouso bellegrade*



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' *pending*
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
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Total Initial Costs	\$4,187,500

Proposed 2026 Club Dues (prorated)	\$95,400
Proposed 2025 HOA Dues (prorated)	\$43,260
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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 | bakersbayclub.com