

Atlantic Lot #92





Baker's Bay
GOLF & OCEAN CLUB

GUMELEMI CAY
PRIVATE ISLAND ESTATE

CHAPEL
POINT

WHALE'S TAIL
ESTATE LOTS

Homesite 92

ATLANTIC
OCEAN

SIP SIP

Plant Nursery
& Orchard

ATLANTIC CLUB

ATLANTIC CLUB COTTAGES

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 & Grille
- The Market
- Blu Boutique
- Medical Office
- Marina Fitness & Pool
- Marina, Member & Residential Services
- Sales Office

ATLANTIC
FLATS

ATLANTIC
BEACH

MARINA
VILLAGE
POOL

SUNRISE BEACH
COTTAGES

SUNRISE BEACH
FLATS

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

SUNSET PIER
FLATS

MANGROVE
PRESERVE

FOR
PRESERVATION
& STUDY

SAND FLATS

DIAMOND
POINT

Marsh
Harbour

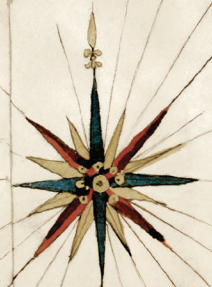
- EAST
VILLAGE
- Dockside Bar and Grill
 - Fitness Center
 - Muscle Beach
 - Pool

SEA PORT

- Sea Plane Ramp
- Fueling Pier
- Customs & Immigration

SETTLEMENT

via Bonnaventure
innousobellegradre



Atlantic Estate Homesite #92 sits on 0.85 acres of pristine beach/oceanfront property located on the north-east shore of Baker's Bay. Perched on a high dune, this premier homesite offers unbeatable eastern views of the layered blue waters and the sunrise. The third largest barrier reef in the Northern Hemisphere is just steps and a short swim away. Homeowners will enjoy early morning sightings of dolphin and other marine life swimming along the shores and sunrise paddle-boarding sessions along miles of sandy coastline. The private nature of this location near the Tom Fazio 18 hole golf course makes this an ideal homesite to build your island escape.

Land Area	36,918 sf .85 acres
Beach Frontage	125'
Depth of Lot	294'
Views	Sunrise / Atlantic Ocean



Cost Breakdown

Atlantic Lot 92	\$7,500,000
VAT on Sales Price (5%)	\$375,000
Attorney Fee (0.5% of Purchase Price)	\$37,500
VAT on Attorney Fee (10%)	\$3,750
Club Membership Initiation	\$250,000
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Total Initial Costs	\$8,166,250

2023 Club Dues (prorated)	\$76,500
2023 Homeowners’ Association Dues (prorated)	\$36,500
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2023 Total Annual Costs	\$113,000





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