

# Atlantic Estate Homesite #93



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





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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

Homesite #93

SIP SIP

Plant Nursery  
& Orchard

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

ATLANTIC BEACH

MARINA VILLAGE POOL

SUNRISE BEACH COTTAGES

SUNRISE BEACH FLATS

SUNSET PIER FLATS

MANGROVE PRESERVE

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

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*



**Atlantic Estate Homesite #93** sits on 0.92 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	40,221 sf   .92 acres
Beach Frontage	125'
Depth of Lot	299'
Views	Sunrise / Atlantic Ocean



## Cost Breakdown

Atlantic Estate Homesite #93	\$7,100,000
VAT on Sales Price (5%)	\$355,000
Attorney Fee (0.5% of Purchase Price)	\$35,500
VAT on Attorney Fee (10%)	\$3,550
Club Membership Initiation	\$250,000
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Total Initial Costs	\$7,744,050
2025 Club Dues (prorated)	\$93,000
2025 Homeowners' Association Dues (prorated)	\$42,000
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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)