

Atlantic Lot #95



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

WHALE'S TAIL
ESTATE LOTS

BAKER'S BAY
ESTATE LOTS

Sea of Abaco

GOLF COURSE

- Practice Range
- Short Game Area
- Pro Shop

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 OCEAN

Homesite 95

SIP SIP

Plant Nursery & Orchard

ATLANTIC CLUB

ATLANTIC CLUB COTTAGES

ATLANTIC COAST HOMES

BAKER'S BAY



ATLANTIC FLATS

BAKER'S BAY MARINA VILLAGE

- 109 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 BEACH

MARINA VILLAGE POOL

SUNRISE BEACH COTTAGES

SUNSET PIER FLATS

MANGROVE PRESERVE

SUNRISE BEACH FLATS

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*



513

Atlantic Estate Homesite #95 sits on 0.94 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	41,074 sf .94 acres
Beach Frontage	121'
Depth of Lot	295'
Views	Sunrise / Atlantic Ocean



SEE SHEET C-207

N. 2955073.1995'
E. 285253.8034m

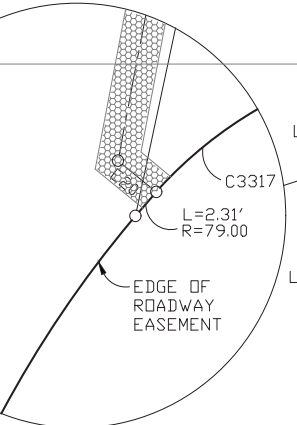
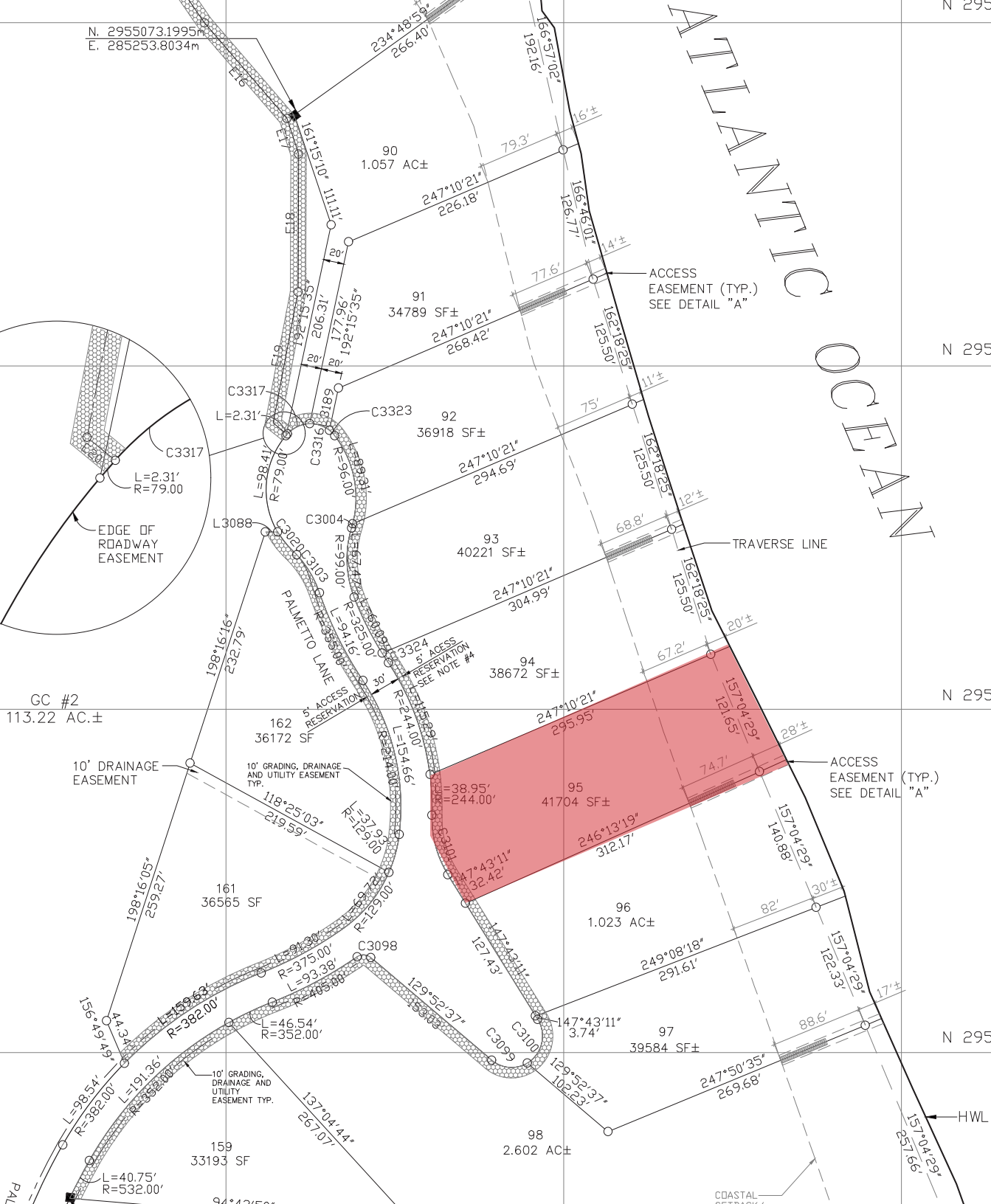
N 2955100m

N 2955000m

N 2954900m

N 2954800m

ATLANTIC OCEAN



GC #2
113.22 AC±

10' DRAINAGE
EASEMENT

10' GRADING, DRAINAGE
AND UTILITY EASEMENT
TYP.

ACCESS
EASEMENT (TYP.)
SEE DETAIL "A"

ACCESS
RESERVATION
SEE NOTE #4

EDGE OF
ROADWAY
EASEMENT

TRVERSE
LINE

HWL

COASTAL

Cost Breakdown

Atlantic Lot 95	\$6,750,000
VAT on Sales Price (5%)	\$337,500
Attorney Fee (0.5% of Purchase Price)	\$33,750
VAT on Attorney Fee (10%)	\$3,375
Club Membership Initiation	\$250,000
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Total Initial Costs	\$7,374,625
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 | bakersbayclub.com