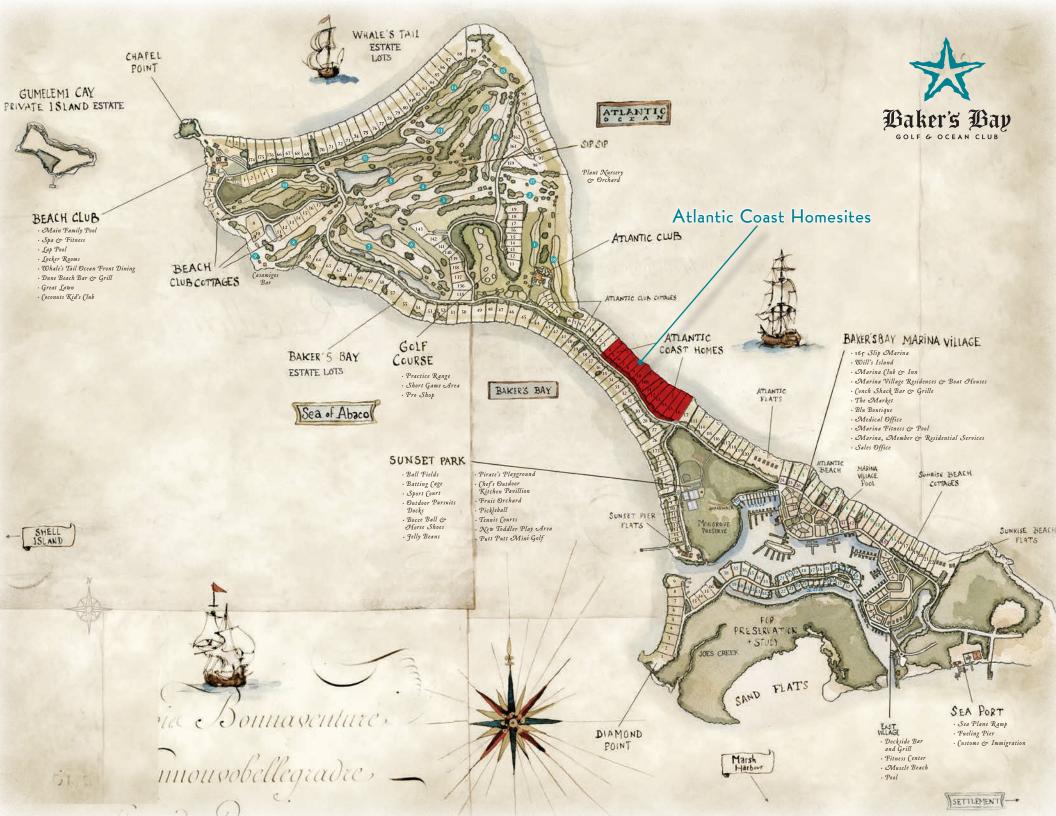


## Atlantic Coast Homesites





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 #5	.67 acre	86′
Homesite #6	.65 acre	86'
Homesite #9	.64 acre	90'

Atlantic Ocean

Views



## Cost Breakdown

2023 Total Annual Costs	\$113,000
2023 Homeowners' Association Dues (prorated)	\$36,500
2023 Club Dues (prorated)	\$76,500
Total Initial Costs	\$4,187,500
Club Membership Initiation	\$250,000
VAT on Sales Price (5%)	\$187,500
Atlantic Coast Homesites	\$3,750,000









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