

Diamond Point Homesite 16





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

CHAPEL
POINT



WHALE'S TAIL
ESTATE LOTS

ATLANTIC
OCEAN

SIP SIP

Plant Nursery
& Orchard

BEACH
CLUB COTTAGES

Casamigos
Bar

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

ATLANTIC CLUB

ATLANTIC CLUB COTTAGES

ATLANTIC COAST HOMES



ATLANTIC FLATS

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

SUNRISE BEACH
COTTAGES

MARINA
VILLAGE POOL

SUNRISE BEACH
FLATS

SUNSET PIER
FLATS

BOARDWALK

MANGROVE PRESERVE

FEP
PRESERVATION
STUDY

SAND FLATS

Homesite 16

DIAMOND
POINT

Marsh
Harbour

SEA PORT

- Sea Plane Ramp
- Fueling Pier
- Customs & Immigration

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

SETTLEMENT

via Bonnaventure
innousobellegradre



Diamond Point Homesite 16 is the ideal estate homesite for the on-the-water family. With over 300' of harbour frontage (the largest frontage of any island homesite), home owners can access their yacht, sportfish, center console and other water toys without having to leave their property. The homesite is over a 1/2 acre, allowing owners to build their dream custom estate or choose from one of our Discovery Home Designs. Located over the last marina island bridge, this homesite offers preferred privacy while still being just a short golf cart ride from all Baker's Bay has to offer.

Land Area 25,152 sf | .58 acres

Beach Frontage 125'

Depth of Lot 210'

Views Beach / Atlantic Ocean



Diamond Point Homesite 16



Cost Breakdown

Diamond Point Homesite 16	\$7,000,000
VAT on Sales Price (5%)	\$350,000
Attorney Fee (0.5% of Purchase Price)	\$35,000
VAT on Attorney Fee (10%)	\$3,500
Club Membership Deposit (80% equity)	\$250,000
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Total Initial Costs	\$7,638,500
2022 Club Dues (prorated)	\$68,750
2022 Homeowners' Association Dues (prorated)	\$29,700
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2022 Total Annual Costs	\$98,450





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