

# Diamond Point Homesite 2



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







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GUMELEMI CAY  
PRIVATE ISLAND ESTATE



CHAPEL POINT

SPA COTTAGES

SPA BUNGALOWS

WHALE'S TAIL  
ESTATE LOTS



ATLANTIC  
OCEAN

SIP SIP

Plant Nursery  
& Orchard

ATLANTIC CLUB COTTAGES  
(PHASE 2)

ATLANTIC CLUB

· Dining Pavilion  
· Bunker's Bar

ATLANTIC CLUB COTTAGES

ATLANTIC COAST HOMES



BAKER'S BAY MARINA VILLAGE

- 165 Slip Marina
- Marina Club & Inn
- Marina Village Residences & Boat Houses
- Conch Shack Bar & Grille
- The Market & Post Office
- Blu Boutique & Other Shops
- Medical Office
- Marina Fitness & Pool
- Marina, Member & Residential Services
- Sales Office

BEACH CLUB

- Main Family Pool
- Spa & Fitness
- Lap Pool
- Locker Rooms
- Whale's Tail Ocean Front Dining
- Palapa Beach Bar & Grill
- Great Lawn
- Coconuts Kid's Club
- Kid's Diner
- Theater
- Game Room
- Marine Science Classroom

BEACH CLUB COTTAGES

BAKER'S BAY  
ESTATE LOTS

GOLF COURSE

- Practice Range
- Short Game Area
- Pro Shop

BAKER'S BAY

Sea of Abaco

Notes

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SUNSET PARK

- Ball Fields
- Batting Cage
- Sport Court
- Outdoor Pursuits
- Docks
- Bocce Ball & Horse Shoes
- Ropes Course
- Jelly Beans
- Pirate's Playground
- Hydroponic Garden
- Chef's Outdoor Kitchen Pavilion
- Fruit Orchard
- Pickle Ball
- Tennis Courts
- Trampolines
- Climbing Wall
- New Toddler Play Area
- Putt Putt Mini Golf

SUNSET PIER FLATS



ATLANTIC BEACH

MARINA VILLAGE POOL

SUNRISE BEACH COTTAGES

EAST VILLAGE

- Dockside Bar and Grill
- Fitness Center
- Pool
- Zipline
- Waterslide

SUNRISE BEACH FLATS

FCR PRESERVATION + STUDY

JOES CREEK

SAND FLATS

SEA PORT

- Sea Plane Docks & Ramp
- Fueling Pier
- Customs & Immigration

DIAMOND POINT

Homesite 2

Marsh Harbour

SETTLEMENT



**Baker's Bay**

GOLF & OCEAN CLUB

GREAT GUANA CAY  
ABACO, THE BAHAMAS  
TEL (954) 236-9561

WWW.BAKERSBAYCLUB.COM

*via Bonnaventure  
innoisobellegrade*



**Diamond Point Homesite 2** is one of nine beachfront properties along a private peninsula at the southern tip of Baker's Bay. With arguably the best sunset views on the island, this private enclave looks over the entire Sea of Abaco, up the entire western coastline of Baker's Bay. Homeowners will enjoy direct access to the calm, shallow, turquoise waters and a spectacular, secluded white-sand beach. This estate has 6,032sf with 5 oceanview bedrooms, including a ground floor master suite; additional bunkroom; 6.5 baths; open and spacious great room and kitchen; infinity pool and spa, two large verandas and an outdoor kitchen. Should you need even more space, the entry courtyard has been designed to include a future guesthouse.

**Land Area** 28,838 sf | .66 acres

**Beach Frontage** 118'

**Depth of Lot** 205'

**Views** Sea of Abaco





## Cost Breakdown

Diamond Point #2	\$26,000,000
VAT on Sales Price (5%)	\$1,300,000
Club Membership Deposit (80% equity)	\$250,000
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Total Initial Costs	\$27,550,000
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](mailto:info@bakersbayclub.com) | [bakersbayclub.com](http://bakersbayclub.com)