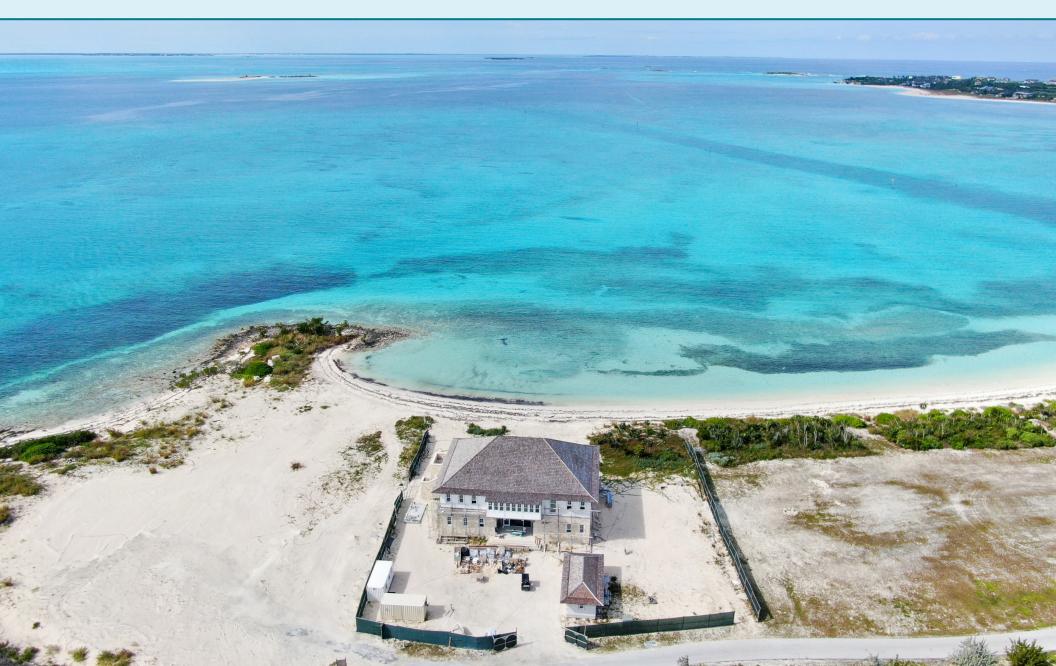


## Diamond Point Homesite 2





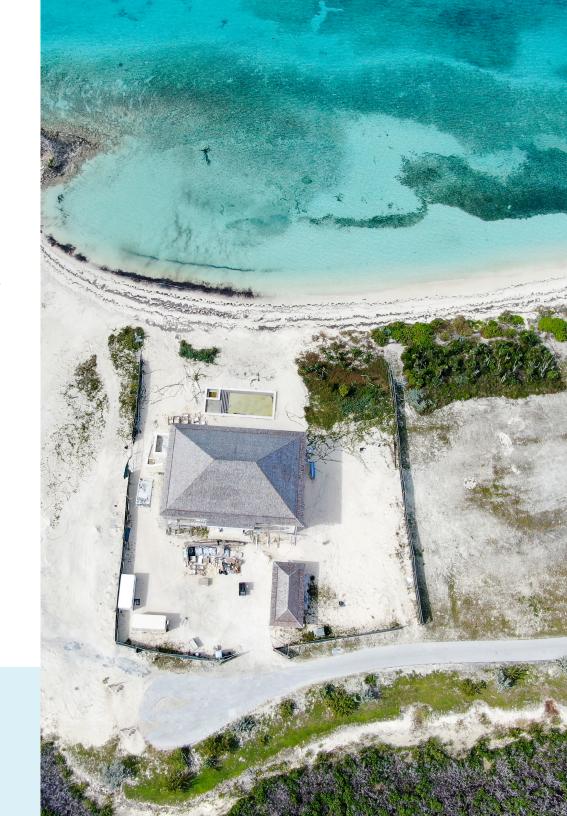
Diamond Point Homesite 2 is one of nine beachfront properties along a private peninsula at the southern tip of Baker's Bay. With arguably the best sunset views on the island, this private enclave looks over the entire Sea of Abaco, up the entire western coastline of Baker's Bay. Homeowners will enjoy direct access to the calm, shallow, turqouise waters and a spectacular, secluded whitesand 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'

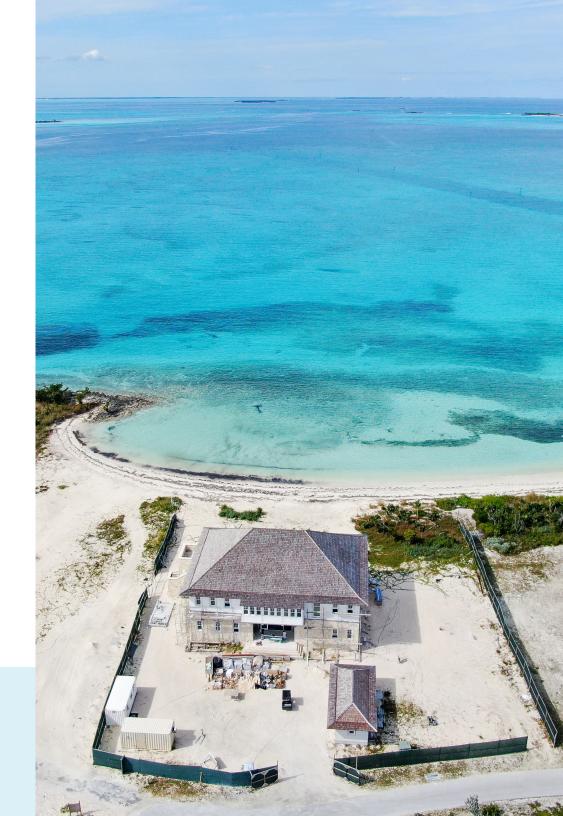
Depth of Lot 205'

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
Total Initial Costs	\$27,550,000
2022 Club Dues (prorated)	\$68,750
2022 Homeowners' Association Dues (prorated)	\$29,700
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