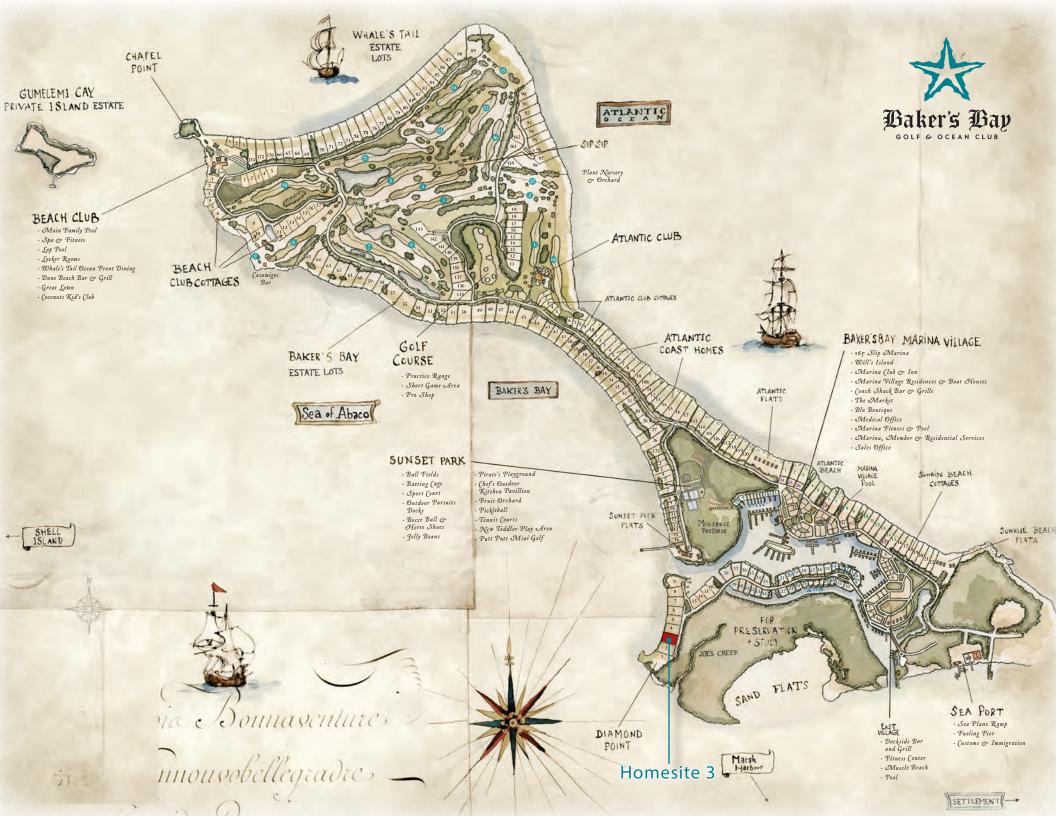


Diamond Point Homesite 3





Diamond Point Homesite 3 is located on the exclusive Diamond Point beach. It offers vast views of the Sea of Abaco and stunning sunsets. With 125' of beach frontage this lot is a one of a kind opportunity to build your own private beachfront paradise. 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 26,328 sf | .60 acres

Beach Frontage 125'

Depth of Lot 205'

Views Sea of Abaco



Cost Breakdown

Diamond Point Homesite #3	\$8,500,000
VAT on Sales Price (5%)	\$425,000
Attorney Fee (0.5% of Purchase Price)	\$42,500
VAT on Attorney Fee (10%)	\$4,250
Club Membership Deposit (80% equity)	\$250,000
Total Initial Costs	\$9,221,750
2023 Club Dues (prorated)	\$76,500
2023 Homeowners' Association Dues (prorated)	\$36,500
2023 Total Annual Costs	\$113,000





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