

## Diamond Point Homesite 3







**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

BEACH CLUB COTTAGES

BAKER'S BAY  
ESTATE LOTS

Sea of Abaco

### GOLF COURSE

- Practice Range
- Short Game Area
- Pro Shop

### 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

WHALE'S TAIL  
ESTATE LOTS



ATLANTIC  
OCEAN

SIP SIP

Plant Nursery  
& Orchard

ATLANTIC CLUB

ATLANTIC CLUB COTTAGES

ATLANTIC COAST HOMES

BAKER'S BAY



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

ATLANTIC FLATS

ATLANTIC BEACH

MARINA VILLAGE POOL

SUNRISE BEACH COTTAGES

SUNRISE BEACH FLATS

SUNSET PIER FLATS

MANGROVE PRESERVE

FER PRESERVATION + STUDY

SAND FLATS

DIAMOND POINT

Homesite 3

Marsh Harbour

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

SEA PORT

- Sea Plane Ramp
- Fueling Pier
- Customs & Immigration

SETTLEMENT

via Bonnaventure  
innousobellegradre





**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 #4	\$8,500,000
VAT on Sales Price (6%)	\$510,000
Attorney Fee (0.5% of Purchase Price)	\$42,500
VAT on Attorney Fee (12%)	\$5,100
Club Membership Deposit (80% equity)	\$250,000
<hr/>	
Total Initial Costs	\$9,307,600
2021 Club Dues (prorated)	\$65,000
2021 Homeowners' Association Dues (prorated)	\$26,000
<hr/>	
2021 Total Annual Costs	\$91,000







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](mailto:info@bakersbayclub.com) | [bakersbayclub.com](http://bakersbayclub.com)