

# Golf Course Homesite 136





**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**

Homesite 136

**BAKER'S BAY ESTATE LOTS**



**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 Pavilion
- Fruit Orchard
- Pickleball
- Tennis Courts
- New Toddler Play Area
- Putt Putt Mini Golf

**WHALE'S TAIL ESTATE LOTS**



SIP SIP

Plant Nursery & Orchard

**ATLANTIC CLUB**

ATLANTIC CLUB COTTAGES

**ATLANTIC COAST HOMES**



**BAKER'S BAY MARINA VILLAGE**

- 109 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

MARINA VILLAGE POOL

SUNRISE BEACH COTTAGES

SUNRISE BEACH FLATS

SUNSET PIER FLATS

MANGROVE PRESERVE

FOR PRESERVATION + STUDY

SAND FLATS

Marsh Harbour

**SEA PORT**

- Sea Plane Ramp
- Fueling Pier
- Customs & Immigration

- EAST VILLAGE**
- Dockside Bar and Grill
  - Fitness Center
  - Muscle Beach
  - Pool

**DIAMOND POINT**

SETTLEMENT

*via Bonnaventure  
innouobellegradre*



SHELL ISLAND



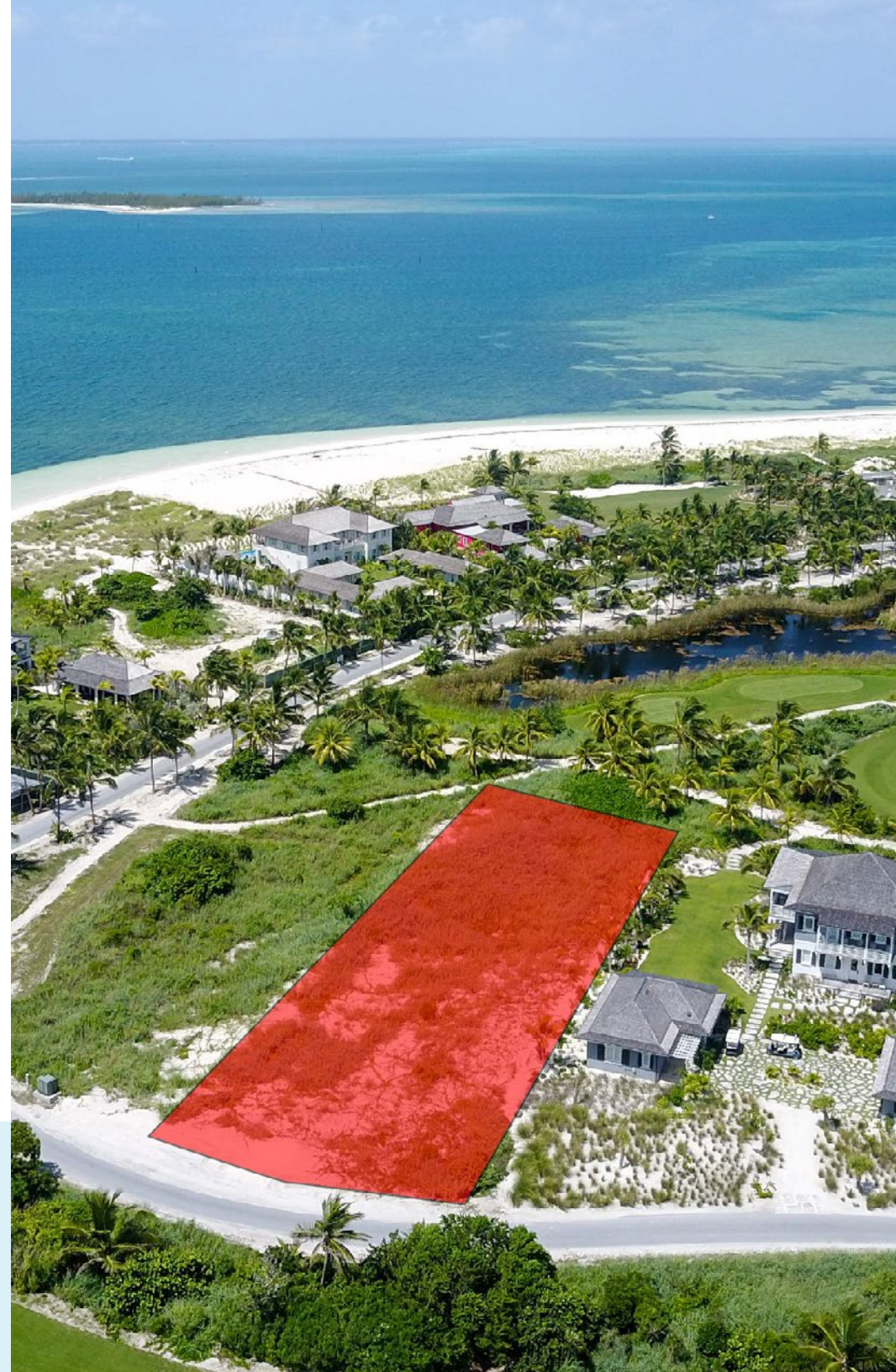
**Golf Course Homesite 136** is set among a collection of nine golf course homesites located between #6 green, #7 tee box, and the Baker's Bay practice facility. Second floor views visually stretch the property with unimpeded views down the long par 5, 7th hole. Central location allows for immediate access to the Atlantic Club with the Beach Club and Casamigos Bar just a short cart ride away.

**Land Area** 31,318 sf | .72 acres

**Tee Box** #7

**Depth of Lot** 275'

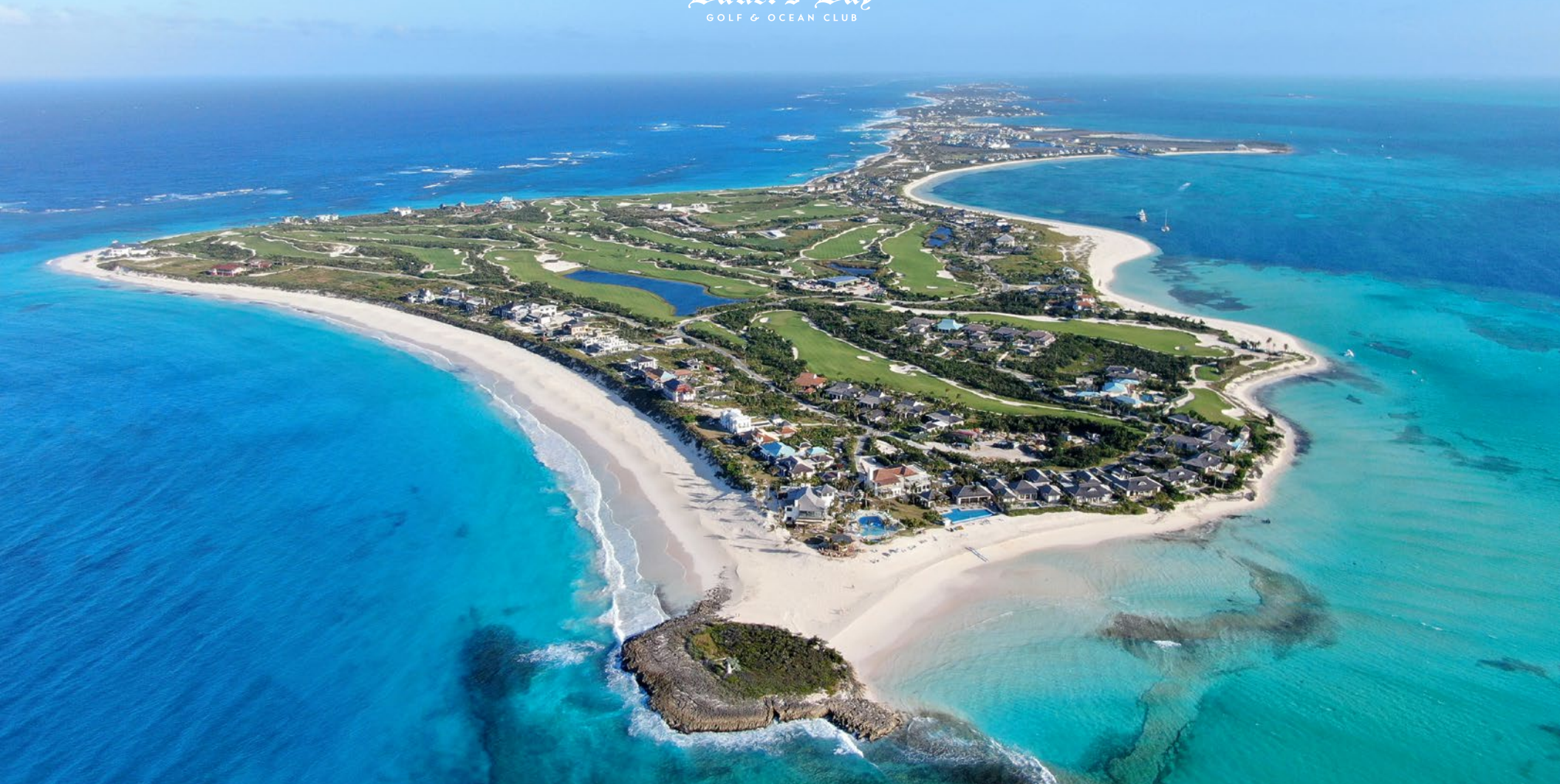
**Views** Golf Course



## Cost Breakdown

Golf Course Home Site 136	\$2,750,000
VAT on Sales Price (6%)	\$165,000
Attorney Fee (0.5% of Purchase Price)	\$13,750
VAT on Attorney Fee (12%)	\$1,650
Club Membership Initiation	\$250,000
<b>Total Initial Costs</b>	<b>\$3,180,400</b>
<hr/>	
2021 Club Dues (prorated)	\$65,000
2021 Homeowners' Association Dues (prorated)	\$26,000
<b>2021 Total Annual Costs</b>	<b>\$91,000</b>





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)