

Golf Course Homesite 143





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 143

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 Pavillion
- 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

ATLANTIC BEACH

MARINA VILLAGE POOL

SUNRISE BEACH COTTAGES

SUNRISE BEACH FLATS

SUNSET PIER FLATS

MANGROVE PRESERVE

FOR PRESERVATION STUDY

JOES CREEK

SAND FLATS

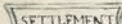
SEA PORT

- Sea Plane Ramp
- Fueling Pier
- Customs & Immigration

EAST VILLAGE

- Dockside Bar and Grill
- Fitness Center
- Muscle Beach
- Pool

DIAMOND POINT



*via Bonnaventure
innouso bellegrade*



513

Golf Course Homesite 143 is set at the end of 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 practice facility with the Beach Club and Casamigos Bar just a short cart ride away.

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|--------------|-----------------------|
| Land Area | 32,720 sf .72 acres |
| Location | #7 Tee Box |
| Depth of Lot | 210' |
| Views | Golf Course |



Cost Breakdown

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|--|-------------|
| Golf Course Homesite 143 | \$2,100,000 |
| VAT on Sales Price (5%) | \$105,000 |
| Attorney Fee (0.5% of Purchase Price) | \$10,500 |
| VAT on Attorney Fee (10%) | \$1,050 |
| Club Membership Initiation | \$250,000 |
| <hr/> | |
| Total Initial Costs | \$2,466,550 |
| | |
| 2022 Club Dues (prorated) | \$68,750 |
| 2022 Homeowners' Association Dues (prorated) | \$29,700 |
| <hr/> | |
| 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