

Golf Course Homesite 159





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



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

Homesite 159

ATLANTIC CLUB

ATLANTIC CLUB COTTAGES

ATLANTIC COAST HOMES

BAKER'S BAY



BAKER'S BAY MARINA VILLAGE

- 109 Slip Marina
- Will's Island
- Marina Club & Inn
- Marina Village Residences & Boat Houses
- Conch Shack Bar & Grill
- The Market
- Blu Boutique
- Medical Office
- Marina Fitness & Pool
- Marina, Member & Residential Services
- Sales Office

ATLANTIC FLATS

MARINA VILLAGE POOL

SUNRISE BEACH COTTAGES

SUNSET PIER FLATS

MANGROVE PRESERVE

SUNRISE BEACH FLATS

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

Marsh Harbour

DIAMOND POINT

SETTLEMENT

*via Bonnaventure
innouso bellegrade*



SHELL ISLAND

Golf Course Homesite 159 enjoys panoramic views of the Fazio golf course and stunning Atlantic Ocean. This unique site plan spans over a 3/4 acre allowing for any number of Baker's Bay preferred floor plans or a large custom estate design. Southeast orientation allows for a wonderful Caribbean sunrise and northern location means residents will be a short golf cart ride away from both the Beach Club and Atlantic Club amenities.

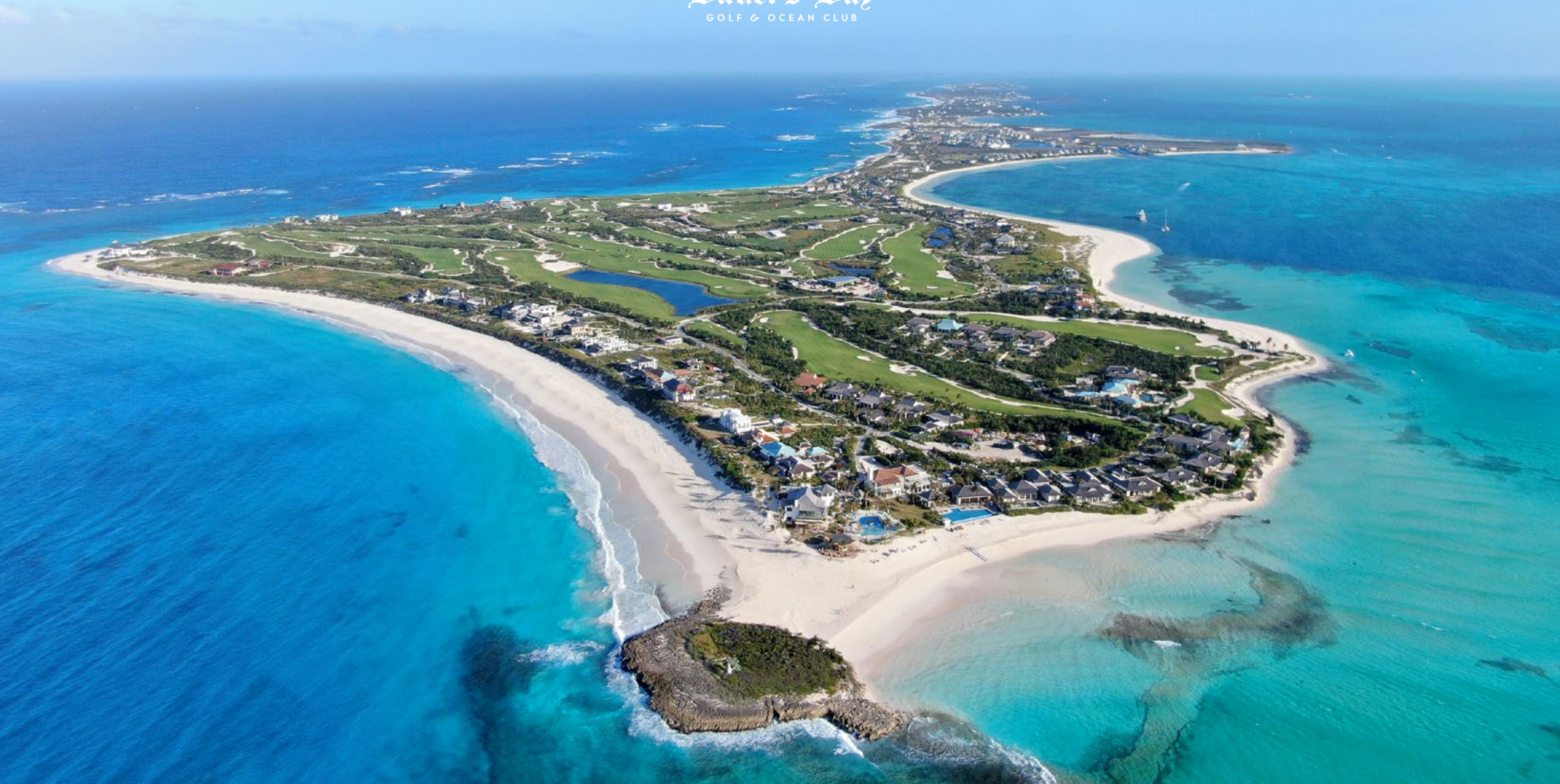
Land Area	33,193 sf .76 acres
Location	Golf Interior, Hole #17
Depth of Lot	200'
Views	Golf Course / Atlantic Ocean



Cost Breakdown

Golf Course Homesite 159	\$3,500,000
VAT on Sales Price (6%)	\$210,000
Attorney Fee (0.5% of Purchase Price)	\$17,500
VAT on Attorney Fee (12%)	\$2,100
Club Membership Initiation	\$250,000
Total Initial Costs	\$3,979,600
2021 Club Dues (prorated)	\$65,000
2021 Homeowners' Association Dues (prorated)	\$26,000
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 | bakersbayclub.com