

Golf Course Homesite 161



Baker's Bay
GOLF & OCEAN CLUB





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Homesite 161

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

WHALE'S TAIL
ESTATE LOTS

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

ATLANTIC OCEAN

SIP SIP

Plant Nursery & Orchard

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

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

Marsh Harbour

SETTLEMENT

*via Bonnaventure
innouso bellegrade*



SHELL ISLAND

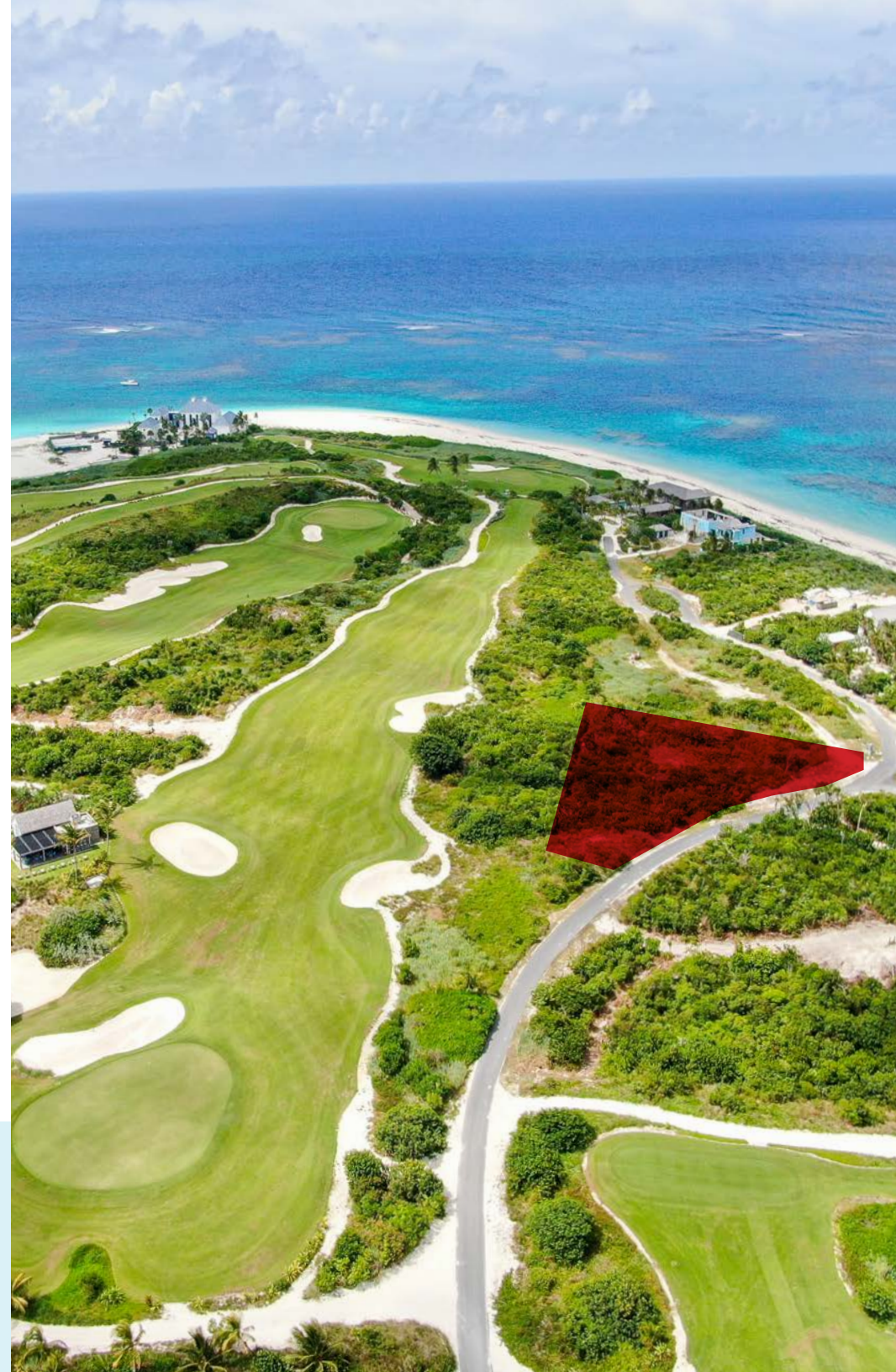
Golf Course Homesite 161 is a creatively positioned lot that sits just off of hole #16 and one row back from a wonderful stretch of prime Atlantic beach. This homesite covers .84 acres and has well over 250 ft of golf course frontage and over 200ft depth, providing opportunities for unique living space designs to take advantage of wide northwest/west views over the 16th green, down #4 and out towards the Sea of Abaco. Owners will enjoy proximity to the private Atlantic Estate enclave with a beautiful stretch of white sand beach that wraps over 2 miles along the north and east shoreline. (oh, and our Sip Sip comfort station is just steps away!)

Land Area 36,565 sf | .84 acres

Golf Frontage 250'

Depth of Lot 210'

Location #16th fairway



Golf Course Homesite 161



Cost Breakdown

Golf Course Homesite 161	\$2,500,000
VAT on Sales Price (5%)	\$125,000
Attorney Fee (0.5% of Purchase Price)	\$12,500
VAT on Attorney Fee (10%)	\$1,250
Club Membership Initiation	\$250,000
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Total Initial Costs	\$2,888,750
2022 Club Dues (prorated)	\$68,750
2022 Homeowners' Association Dues (prorated)	\$29,700
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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