

Marina Village Homesite BI-14





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 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



Homesite BI-14

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

FOR PRESERVATION STUDY

JOES CREEK

SAND FLATS

SEA PORT

- Sea Plane Ramp
- Fueling Pier
- Customs & Immigration

EAST VILLAGE

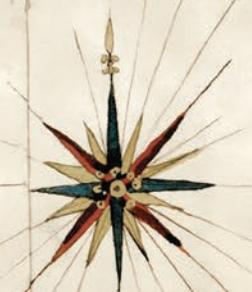
- Dockside Bar and Grill
- Fitness Center
- Muscle Beach
- Pool

DIAMOND POINT

Marsh Harbour

SETTLEMENT

*via Bonnaventure
innouobellegradre*



SHELL ISLAND

Marina Village homesite BI-14 is an Atlantic Ocean estate sized lot located between our Marina Village and East Village neighborhoods. This homesite features over 100 ft of beach frontage, northeast orientation with sunrise views and panoramas over the lively blue waters of the Atlantic Ocean. Just steps from our village fitness center, pool, Conch Shack bar, and Market restaurant, this is the ideal property for those seeking a private beachfront estate, but still be close to the amenities and social environment of the marina.

Land Area 33,831 sf | .78 acres

Beach Frontage 103'

Depth of Lot 287'

Views Sea of Abaco

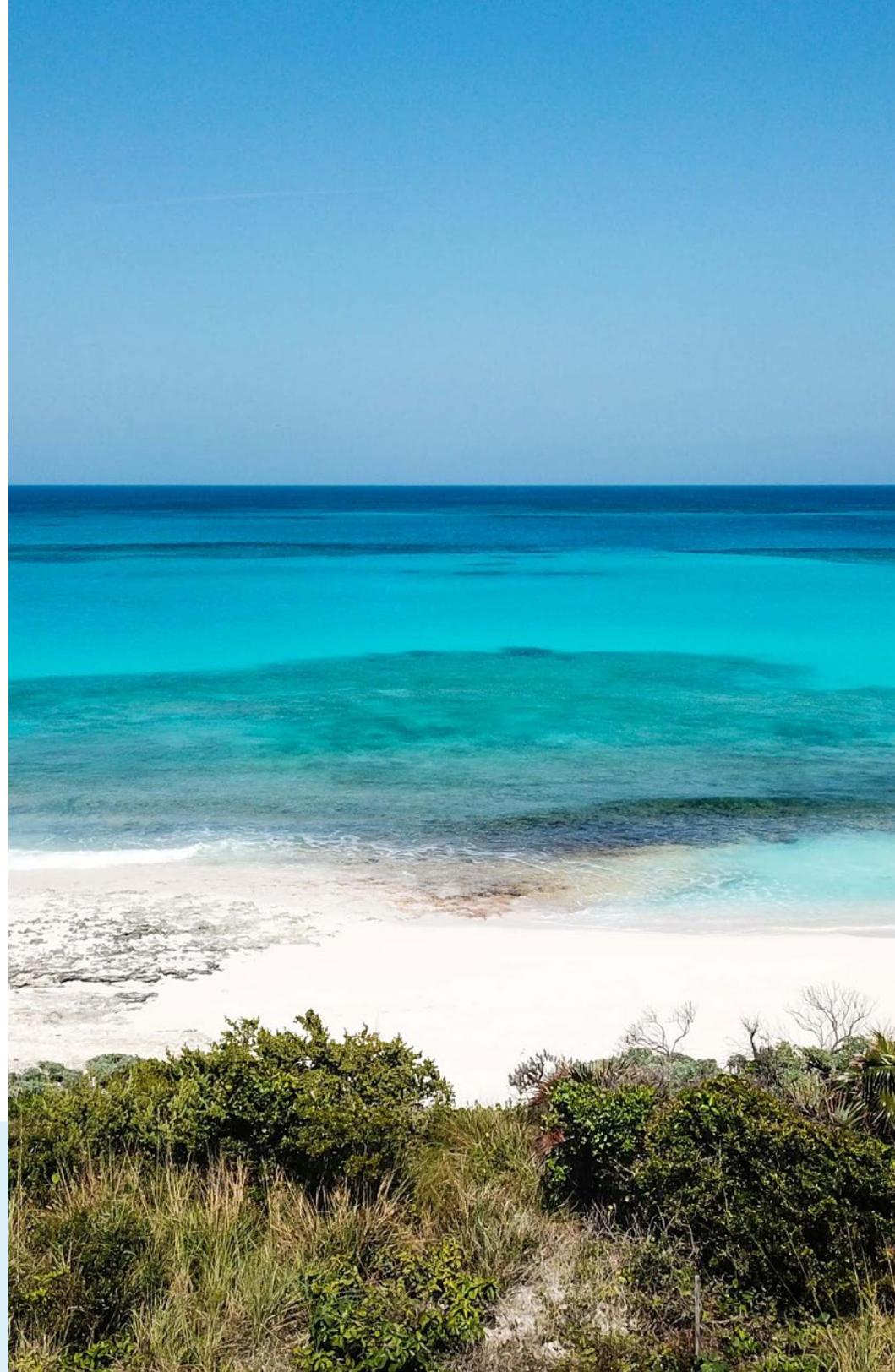


Marina Village Homesite BI-14



Cost Breakdown

Marina Village Estate Homesite BI-14	\$4,350,000
VAT on Sales Price (6%)	\$261,000
Attorney Fee (0.5% of Purchase Price)	\$21,750
VAT on Attorney Fee (12%)	\$2,610
Club Membership Initiation	\$250,000
Total Initial Costs	\$4,885,360
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