

## Marina Village Homesite BI-I





Located on the outskirts of Baker's Bay Marina Village, BI-I offers stunning sunrise views of the Atlantic Ocean

and preferred proximity to area amenities—marina docks, Market deli and grocery, Conch Shack bar, fitness center, and pool. With 132 feet of allowable building width, this beachfront homesite provides ample space for any of our Discovery approved floor plans or a custom island design.

**Land Area** 43,335 sf | .99 acres

Beach Frontage 139'

Depth of Lot 410'

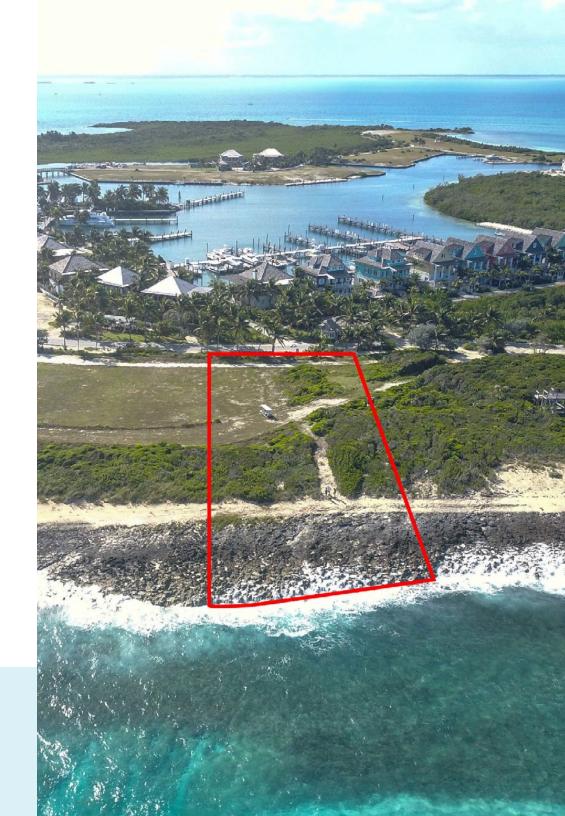
Views Beach / Atlantic Ocean





## Cost Breakdown

Marina Village Homesite BI-I	\$4,500,000
VAT on Sales Price (6%)	\$270,000
Attorney Fee (0.5% of the Purchase Price)	\$22,500
VAT on Attorney Fee (12%)	\$2,700
Club Membership Deposit (80% equity)	\$250,000
Total Initial Costs	\$5,045,200
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