



Baker's Bay
GOLF & OCEAN CLUB

Marina Village Homesite BI-1





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

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

WHALE'S TAIL
ESTATE LOTS



ATLANTIC
OCEAN

SIP SIP

Plant Nursery
& Orchard

ATLANTIC CLUB

ATLANTIC CLUB COTTAGES

ATLANTIC
COAST HOMES

Homesite BI-1



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

WALKWAY

MANGROVE
PRESERVE

FER
PRESERVATION
+ STUDY

SAND
FLATS

DIAMOND
POINT

Marsh
Harbour

SEA PORT

- Sea Plane Ramp
- Fueling Pier
- Customs & Immigration

EAST
VILLAGE

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

SETTLEMENT

via Bonnaventure
innousobellegradre



Located on the outskirts of Baker's Bay Marina Village, BI-1 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



Marina Village Homesite BI-1



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
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Total Initial Costs	\$5,045,200
2021 Club Dues (prorated)	\$65,000
2021 Homeowners' Association Dues (prorated)	\$26,000
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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