



**Baker's Bay**  
GOLF & OCEAN CLUB

# Marina Island Homesite 17 | B2-94





**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**

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



ATLANTIC FLATS

**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

MARINA VILLAGE POOL

SUNRISE BEACH COTTAGES

SUNSET PIER FLATS

MANGROVE PRESERVE

SUNRISE BEACH FLATS

Marina Island Homesite 17

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*



Located within the Marina Island neighborhood, Lot 17 is the perfect homesite for the active island family. With 100' of harbor frontage, owners can access their yacht, sportfish, center console or other water toys without having to leave their property. Seperate from, but directly across from the Marina Village, this homesite offers close proximity to the energy of the Baker's Bay community, while providing privacy for those seeking peace and quiet. Ample room to build a pre-desigend or custom home as well as an optional guest house and pool.

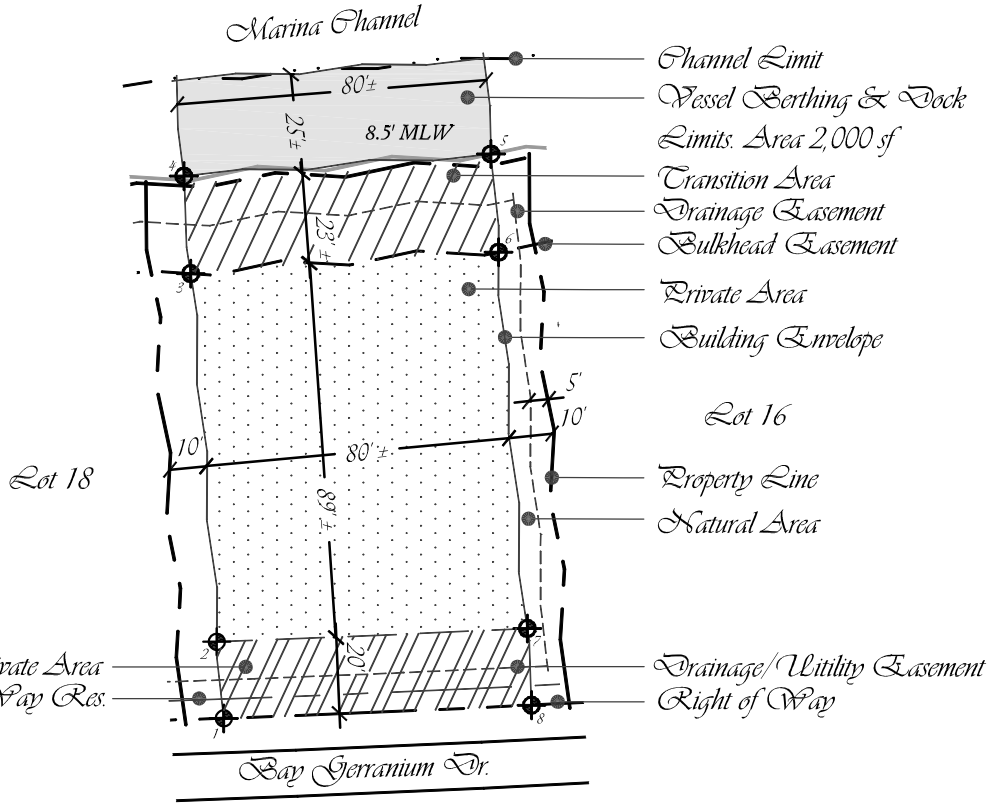
Land Area	14,072 sf   .32 acres
Harbor Frontage	100'
Depth of Lot	132'
Views	Marina / Sea of Abaco



# DRAFT



(B17, B2-94) Captain's Cottage Lot 17



NOTE: All dock and piling construction must be approved by the Bakers Bay Design Review Committee (DRC) and follow any and all standards with regards to materials and methods of construction.

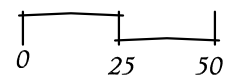
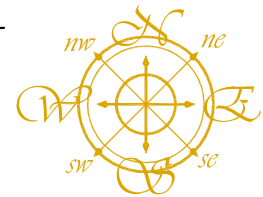
November 23, 2009  
November 18, 2009

Legend

	Natural Area		Lot Boundary / Property Line
	Secondary Private Area		Building Envelope Boundary
	Private Area		Stake Location and Number
	Transition Area		

	Drainage/Utility Easement
	Access Easement

Lot Area: 14,072 SF±  
 Private Area: 7,821 SF±  
 Building Envelope Area: 11,261 SF±  
 Total Depth of Lot: 132'



SEE DISCLAIMER ON THE BACK OF THIS PAGE Max Irrigated Area/Quantity: \_ SF± / \_ GPD

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# Marina Island Homesite 17



## Cost Breakdown

Marina Island Homesite 17	\$4,450,000
VAT on Sales Price (5%)	\$222,500
Attorney Fee (0.5% of Purchase Price)	\$22,250
VAT on Attorney Fee (10%)	\$2,225
Club Membership Initiation	\$250,000
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Total Initial Costs	\$4,946,975
2023 Club Dues (prorated)	\$76,500
2023 Homeowners' Association Dues (prorated)	\$36,500
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2023 Total Annual Costs	\$113,000





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](mailto:info@bakersbayclub.com) | [bakersbayclub.com](http://bakersbayclub.com)