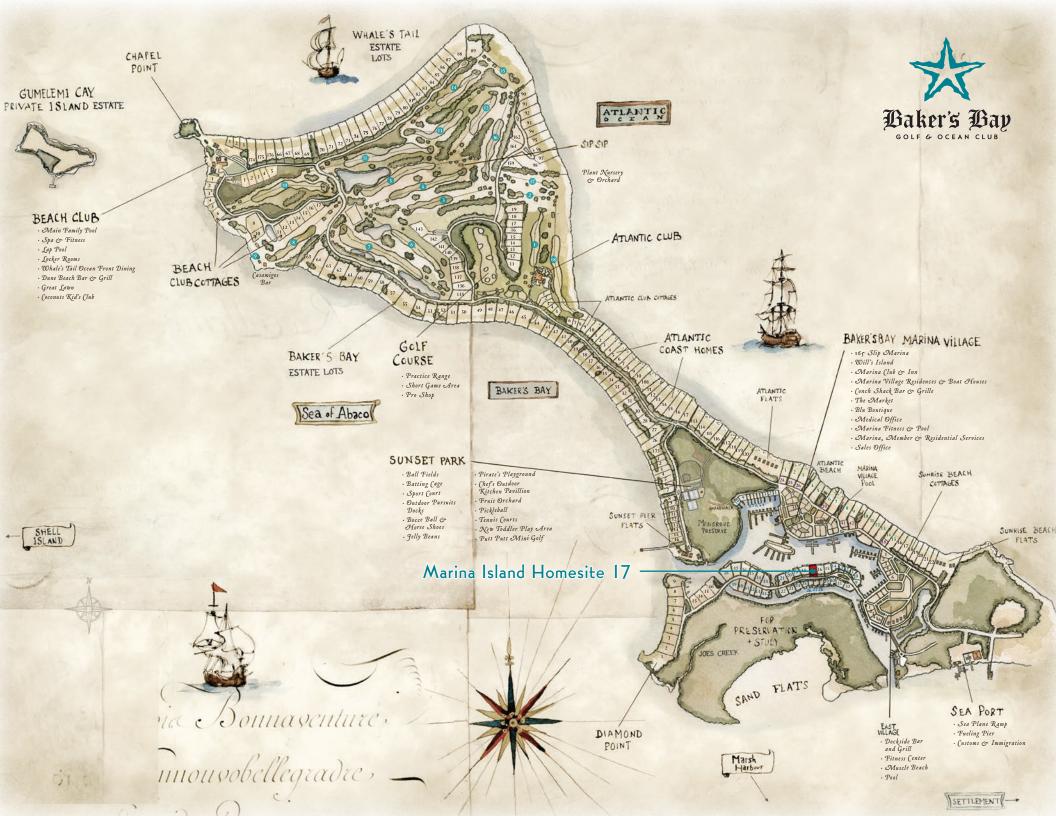


Marina Island Homesite 17





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 quest house and pool.

Land Area 14,072 sf | .32 acres

Harbor Frontage 100'

Depth of Lot 132'

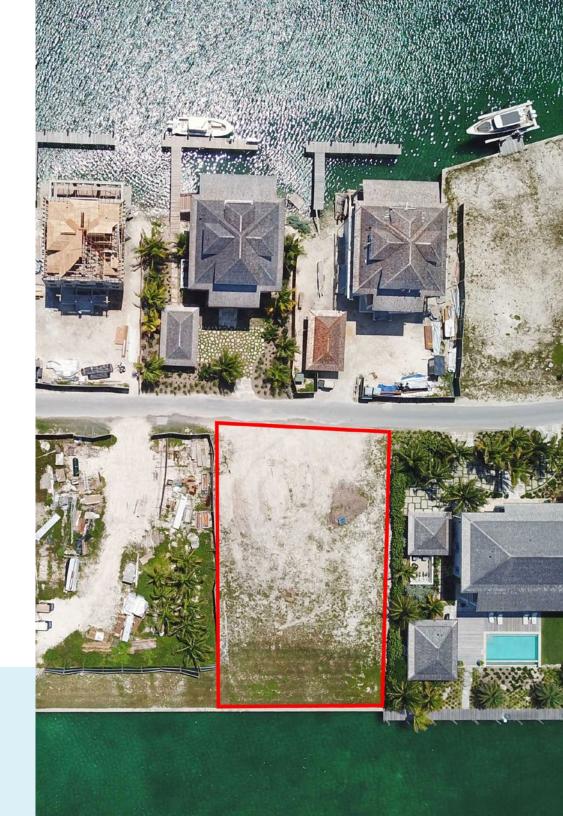
Views Marina / Sea of Abaco





Cost Breakdown

Marina Island Homesite 17	\$3,750,000
VAT on Sales Price (6%)	\$225,000
Attorney Fee (0.5% of Purchase Price)	\$18,750
VAT on Attorney Fee (12%)	\$2,250
Club Membership Initiation	\$250,000
Total Initial Costs	\$4,246,000
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