

Marina Island Homesite 35





Located within the Marina Island neighborhood, Lot 35 is the perfect homesite for the island family.

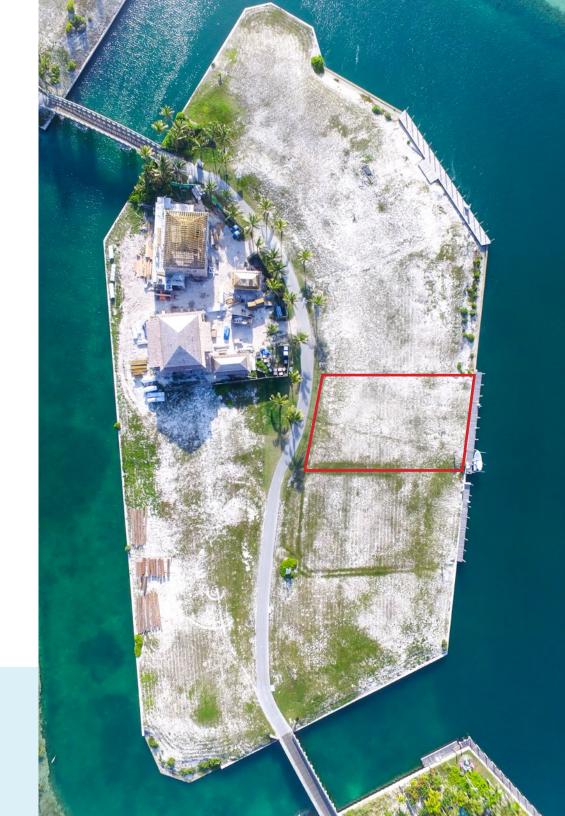
With 100' of harbor frontage, home-owners can access their yacht, sportfish, center console, or other water toys without having to leave their property. Separate from, but directly across from the Marina Village, this homesite offers both close proximity to the energy of the Baker's Bay community, while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

Land Area 16,454 sf | .38 acres

Marina Frontage 100'

Depth of Lot 161'

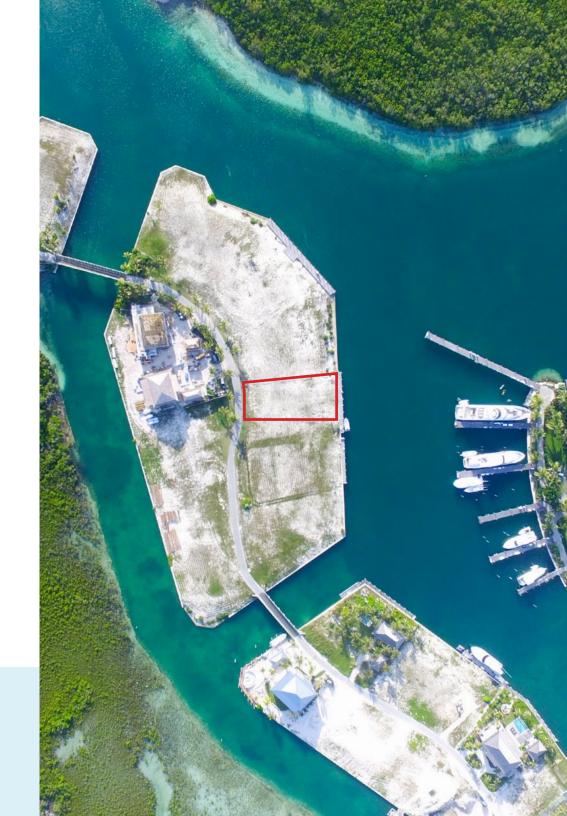
Views Marina Village





Cost Breakdown

Marina Island Homesite 35	\$3,500,000
VAT on Sales Price (6%)	\$210,000
Attorney Fee (0.5% of Purchase Price)	\$17,500
VAT on Attorney Fee (12%)	\$2,100
Club Membership Initiation	\$250,000
Total Initial Costs	\$3,979,600
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