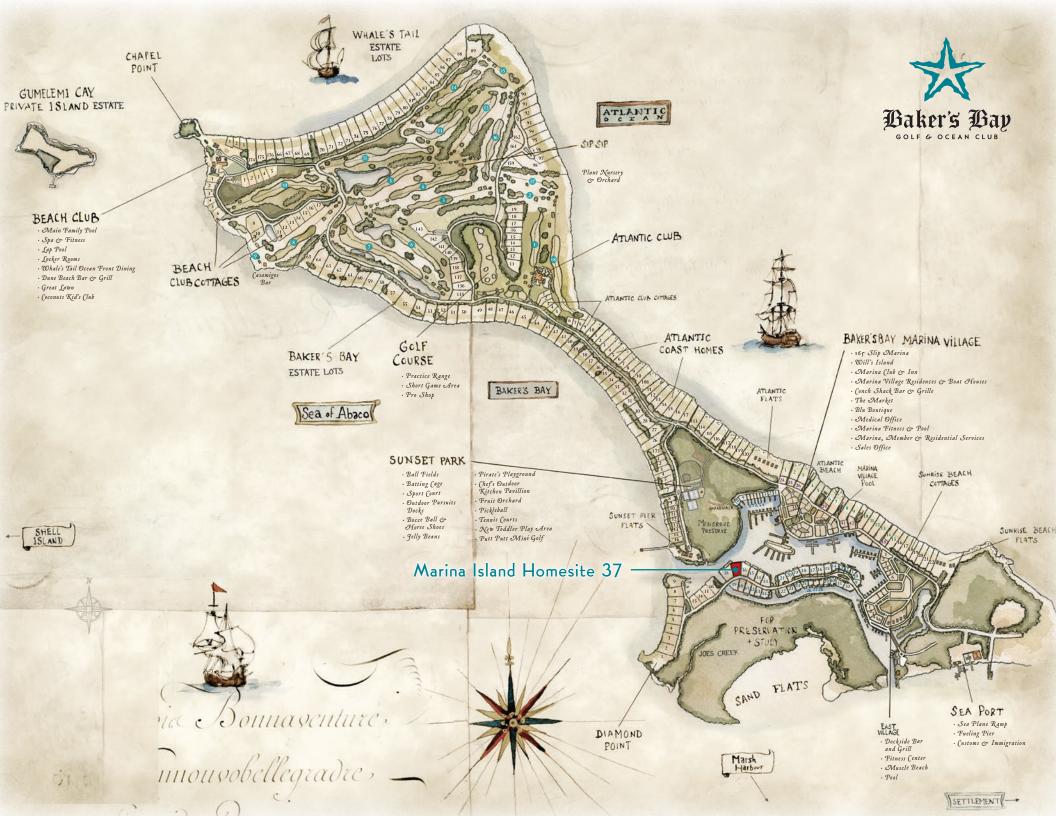


Marina Island Homesite 37





Located within the Marina Island neighborhood, Lot 37 is the perfect homesite for the active island family. With 140' of channel frontage, owners can access their center console and other water toys without having to leave their property. Seperate from, but in close proximity to the East Village and 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 23,512 sf | .54 acres

Marina Frontage 140'

Depth of Lot 184'

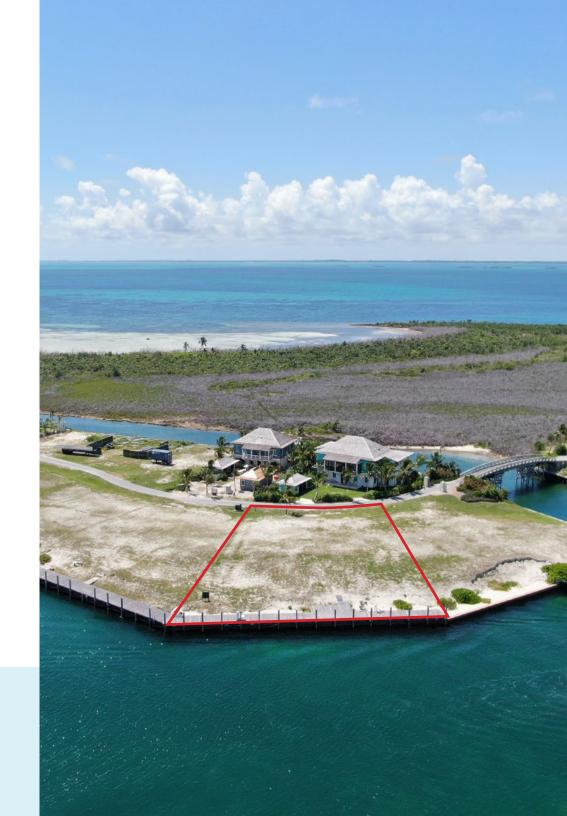
Views Marina / Sea of Abaco





Cost Breakdown

Marina Island Homesite 37	\$5,700,000
VAT on Sales Price (6%)	\$342,000
Attorney Fee (0.5% of Purchase Price)	\$28,500
VAT on Attorney Fee (12%)	\$3,420
Club Membership Initiation	\$250,000
Total Initial Costs	\$6,323,920
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