

# Marina Island Homesite 37







**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

BAKER'S BAY



### 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

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

Marina Island Homesite 37

via Bonnaventure  
innouso bellegrade





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





# Marina Island Homesite 37





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