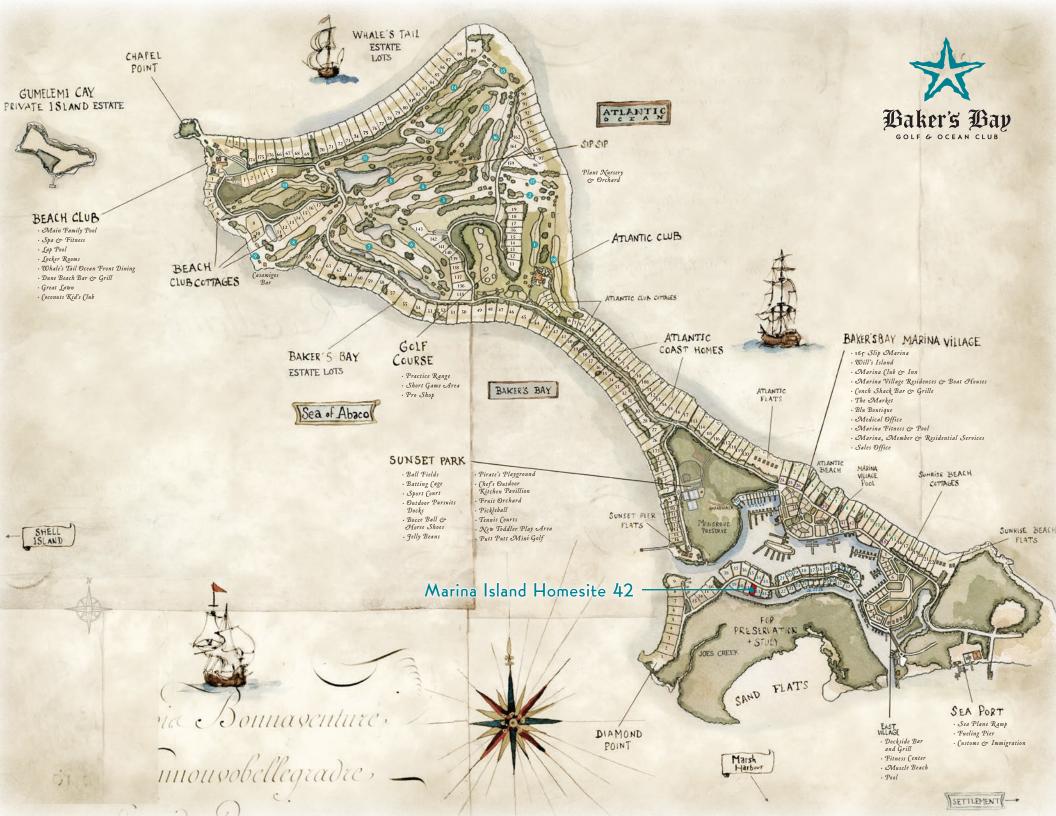


Marina Island Homesite 42





Located within the Marina Island neighborhood, Lot 42 is the perfect homesite for the active island family. With 80'

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	10,630 sf .25 acres
Marina Frontage	80'
Depth of Lot	118'
Views	Marina / Sea of Abaco



Marina Island Homesite 42

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Cost Breakdown

Marina Island Homesite 42	\$2,950,000
VAT on Sales Price (6%)	\$177,000
Attorney Fee (0.5% of Purchase Price)	\$14,750
VAT on Attorney Fee (12%)	\$1,770
Club Membership Initiation	\$250,000
Total Initial Costs	\$3,393,520
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