

Marina Island Homesite B2 100





Baker's Bay
GOLF & OCEAN CLUB

GUMELEMI CAY
PRIVATE ISLAND ESTATE

CHAPEL
POINT

WHALE'S TAIL
ESTATE LOTS

ATLANTIC
OCEAN

SIP SIP

Plant Nursery
& Orchard

BEACH CLUB

- Main Family Pool
- Spa & Fitness
- Lap Pool
- Locker Rooms
- Whale's Tail Ocean Front Dining
- Dune Beach Bar & Grill
- Great Lawn
- Coconut's Kid's Club

BEACH
CLUB COTTAGES

BAKER'S BAY
ESTATE LOTS

Sea of Abaco

GOLF COURSE

- Practice Range
- Short Game Area
- Pro Shop

BAKER'S BAY

ATLANTIC CLUB

ATLANTIC CLUB COTTAGES

ATLANTIC COAST HOMES



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

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

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SHELL
ISLAND

Marsh
Harbour

DIAMOND
POINT

SAND FLATS

FER
PRESERVATION
+ STUDY

JOE'S CREEK

- EAST VILLAGE
- Dockside Bar and Grill
 - Fitness Center
 - Muscle Beach
 - Pool

SEA PORT

- Sea Plane Ramp
- Fueling Pier
- Customs & Immigration

SETTLEMENT

via Bonnaventures
innouvoellegradre



Marina Island homesite B2-100 is a half acre, double lot along the marina channel and mangrove preserve. Set on the backside of one of the marina island, this homesite offers the rare opportunity for owners to create a true boating compound. Choose from any numbers of home designs (or take advantage of a pre designed compound, plans of which convey with the purchase), offering protected panoramic views of mangrove preserve and Sea of Abaco. With 150 feet of frontage, owners will be able to build creative dock spaces to maximize on-the-water fun.

Land Area	23,815 sf .55 acres
Channel Frontage	150'
Depth of Lot	126'
Views	Mangroves / Sea of Abaco



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Cost Breakdown

Marina Island Homesite B2 100	\$4,200,000
VAT on Sales Price (5%)	\$210,000
Attorney Fee (0.5% of Purchase Price)	\$21,000
VAT on Attorney Fee (10%)	\$2,100
Club Membership Initiation	\$250,000
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Total Initial Costs	\$4,683,100
2023 Club Dues (prorated)	\$76,500
2023 Homeowners' Association Dues (prorated)	\$36,500
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2023 Total Annual Costs	\$113,000





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