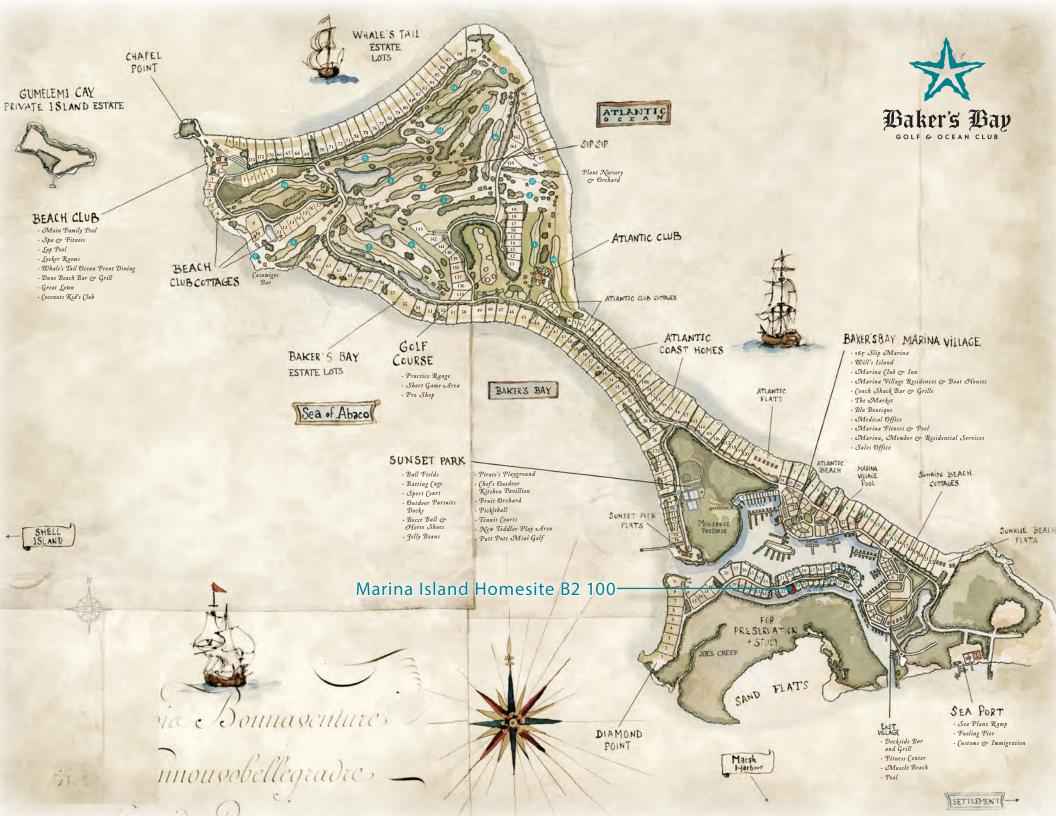


Marina Island Homesite B2 100





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 onthe-water fun.

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





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
Total Initial Costs	\$4,683,100
2023 Club Dues (prorated)	\$76,500
2023 Homeowners' Association Dues (prorated	l) \$36,500
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