

Sea of Abaco Homesite 26





Baker's Bay
GOLF & OCEAN CLUB

GUMELEMI CAY
PRIVATE ISLAND ESTATE

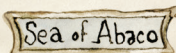


BEACH CLUB

- 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



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 Pavilion
- Fruit Orchard
- Pickleball
- Tennis Courts
- New Toddler Play Area
- Putt Putt Mini Golf

WHALE'S TAIL
ESTATE LOTS



SIP SIP

Plant Nursery
& Orchard

ATLANTIC CLUB

Homesite 26

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

FOR PRESERVATION + STUDY

SAND FLATS

Marsh Harbour

SEA PORT

- Sea Plane Ramp
- Fueling Pier
- Customs & Immigration

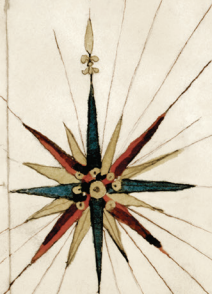
EAST VILLAGE

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

DIAMOND POINT

SETTLEMENT

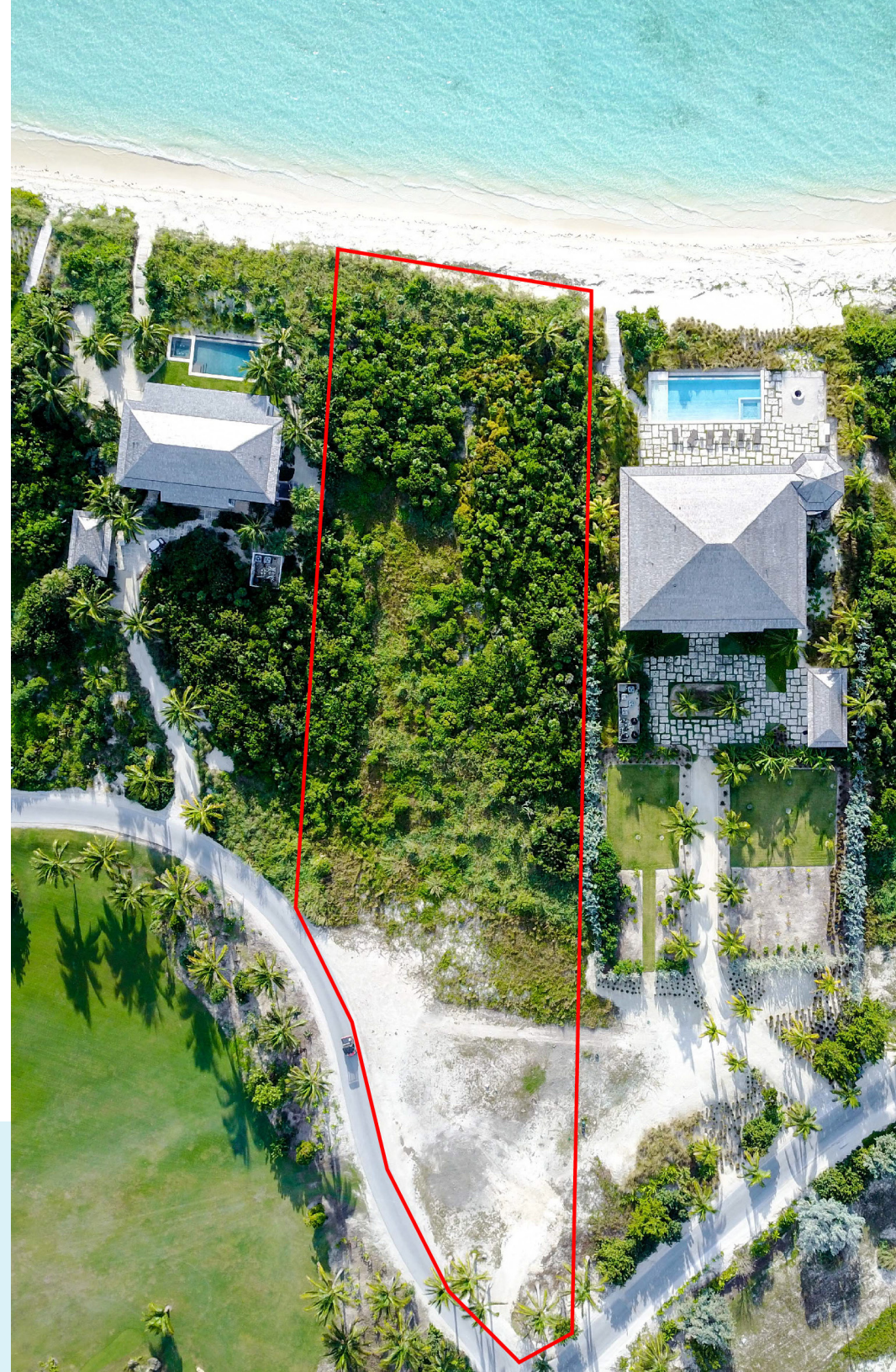
*via Bonnaventure
innosobellegradre*



SHELL ISLAND

Located along the stunning Sea of Abaco, this 1.4 acre homesite is one of the deepest in Baker's Bay. With over 500' from beach to road, the homesite allows for unlimited custom home configurations. The lot has over 130' of beach frontage integrating sand and sea into your backyard. The homesite has central position, just steps from kid-friendly amenities at Sunset Park or a few minutes golf cart ride to either the Marina Village, Atlantic Club, or Beach Club.

Land Area 61,106 sf | 1.4 acres
Beach Frontage 130'
Depth of Lot 505'
Views Sea of Abaco



Sea of Abaco Homesite 26



Cost Breakdown

Sea of Abaco Homesite 26	\$10,000,000
VAT on Sales Price (5%)	\$500,000
Attorney Fee (0.5% of Purchase Price)	\$50,000
VAT on Attorney Fee (10%)	\$5,000
Club Membership Initiation	\$250,000
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Total Initial Costs	\$10,805,000
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