

Sea of Abaco Homesite 30



Baker's Bay
GOLF & OCEAN CLUB





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

WHALE'S TAIL
ESTATE LOTS



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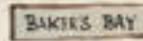
Plant Nursery
& Orchard

ATLANTIC CLUB

Homesite 30

ATLANTIC CLUB COTTAGES

ATLANTIC COAST HOMES



BAKER'S BAY MARINA VILLAGE

- 165 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 PLATE

MARINA SQUARE TOWN

SUNSET BEACH COTTAGES

SUNSET PIER FLATS

SUNSET BEACH FLATS

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Located along the stunning Sea of Abaco, this 1.44 acre homesite is one of the largest homesites in Baker's Bay. With over 191' of beach frontage, the homesite allows for unlimited custom home configurations. The homesite's central position, is ideal for adults and kids alike, just steps from the 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	62,726 sf 1.44 acres
Beach Frontage	191'
Depth of Lot	320'
Views	Sea of Abaco



Sea of Abaco Homesite 30



Cost Breakdown

Sea of Abaco Homesite 30	\$12,000,000
VAT on Sales Price (5%)	\$600,000
Attorney Fee (0.5% of Purchase Price)	\$60,000
VAT on Attorney Fee (10%)	\$6,000
Club Membership Initiation	\$250,000
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Total Initial Costs	\$12,916,000
2022 Club Dues (prorated)	\$68,750
2022 Homeowners' Association Dues (prorated)	\$29,700
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2022 Total Annual Costs	\$98,450





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