

# Sea of Abaco Homesite 36



**Baker's Bay**  
GOLF & OCEAN CLUB





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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**

WHALE'S TAIL  
ESTATE LOTS



ATLANTIC  
OCEAN

SIP SIP

Plant Nursery  
& Orchard

ATLANTIC CLUB

ATLANTIC CLUB COTTAGES



**BAKER'S BAY MARINA VILLAGE**

- 109 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

BAKER'S BAY  
ESTATE LOTS

Sea of Abaco

**GOLF COURSE**

- Practice Range
- Short Game Area
- Pro Shop

BAKER'S BAY

ATLANTIC COAST HOMES

ATLANTIC FLATS

ATLANTIC BEACH

MARINA VILLAGE POOL

SUNRISE BEACH COTTAGES

SUNRISE BEACH FLATS

Homesite 36

**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

SUNSET PIER FLATS

MANGROVE PRESERVE

FOR PRESERVATION STUDY

SAND FLATS

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

**SEA PORT**  
• Sea Plane Ramp  
• Fueling Pier  
• Customs & Immigration

DIAMOND POINT

Marsh Harbour

SETTLEMENT

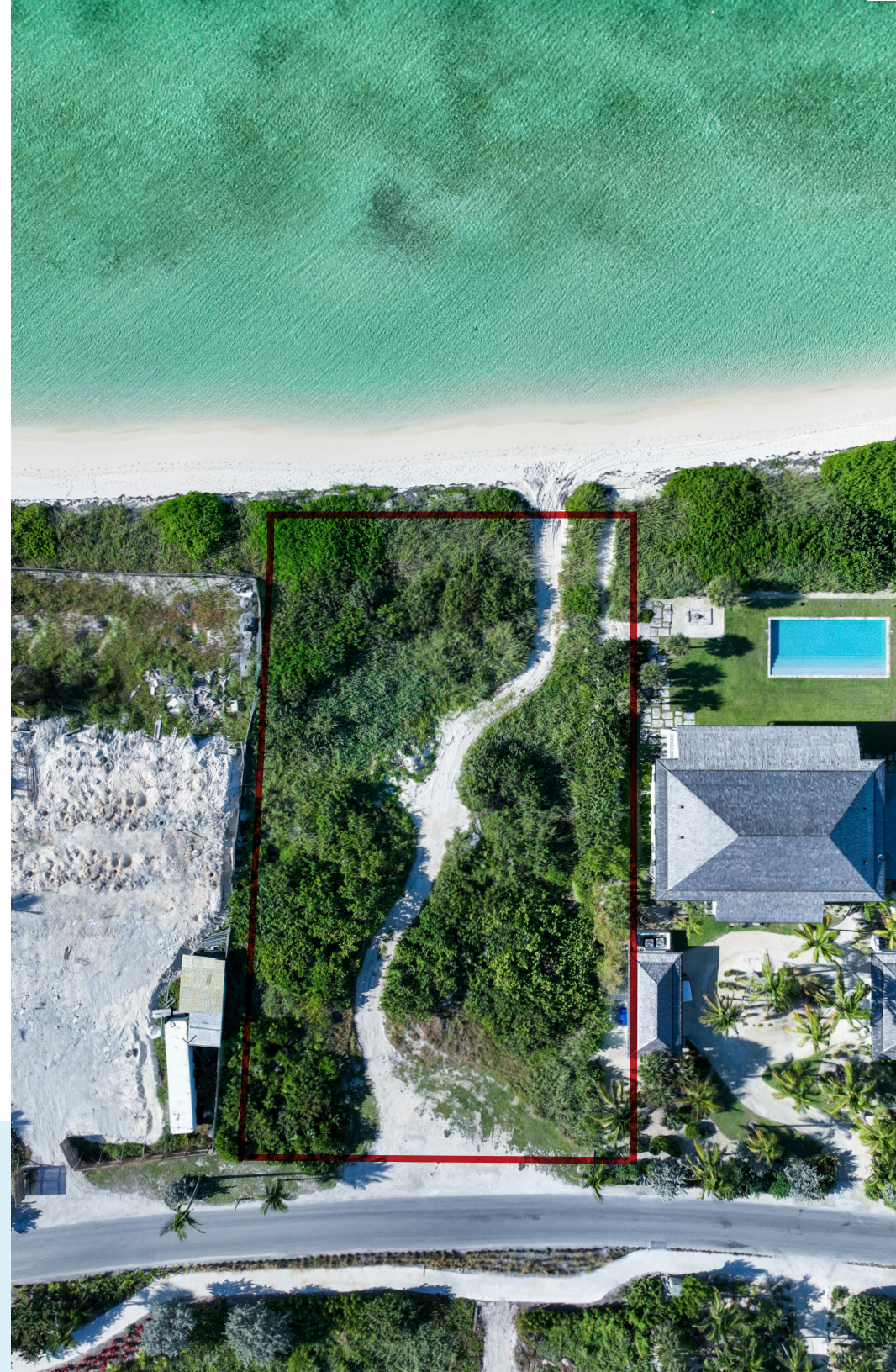
*via Bonnaventure  
innouso bellegrade*



SHELL ISLAND

Estate Homesite 36 is approximately three quarters of an acre and offers 123' of spectacular beach frontage along the Sea of Abaco, featuring western orientation allowing for year-round sunset views of the pristine turquoise waters of the Sea of Abaco. Conveniently located "mid island" and a short walk to the Atlantic Club, Estate Homesite 36 is ideally positioned for the entire family to enjoy all the amenities of Baker's Bay.

Land Area	32,315 sf   .75 acres
Beach Frontage	117'
Depth of Lot	254'
Views	Sea of Abaco



## Cost Breakdown

Sea of Abaco Homesite 36	\$8,500,000
VAT on Sales Price (5%)	\$425,000
Attorney Fee (0.5% of Purchase Price)	\$42,500
VAT on Attorney Fee (10%)	\$4,250
Club Membership Initiation	\$250,000
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Total Initial Costs	\$9,221,750

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](mailto:info@bakersbayclub.com) | [bakersbayclub.com](http://bakersbayclub.com)