

Sea of Abaco Homesite 52





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

Casamigos Bar

WHALE'S TAIL
ESTATE LOTS

ATLANTIC OCEAN

SEPC

Plant Nursery & Orchard

ATLANTIC CLUB

ATLANTIC CLUB COTTAGES

ATLANTIC COAST HOMES

BAKER'S BAY
ESTATE LOTS

GOLF COURSE

- Practice Range
- Short Game Area
- Pro Shop

Sea of Abaco

Homesite 52

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

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 PLAZA

SUNSET BEACH COTTAGES

SUNSET BEACH FLATS

SUNSET PIER FLATS

ATLANTIC BEACH

MARINA SQUARE TOWN

SHELL ISLAND



*via e Bonnaventure
mousovellegradre*



DIAMOND POINT

Mark Harbor

SEA PORT

- Sea Plane Ramp
- Fueling Pier
- Customs & Immigration

Blue Marlin

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

SETTLEMENT

Located along the stunning Sea of Abaco, this 1.04 acre homesite is one of the best situated properties available at Baker's Bay. With close to 160' of beach frontage, the homesite allows for unlimited custom home configurations. The homesite's proximity to both the Golf Course and the Beach Club makes this the ideal location for your island retreat.

Land Area 44,170 sf | 1.01 acres

Beach Frontage 159'

Depth of Lot 262'

Views Sea of Abaco



Sea of Abaco Homesite 52



Cost Breakdown

Sea of Abaco Homesite 52	\$10,500,000
VAT on Sales Price (5%)	\$525,000
Attorney Fee (0.5% of Purchase Price)	\$52,500
VAT on Attorney Fee (10%)	\$5,250
Club Membership Initiation	\$250,000
<hr/>	
Total Initial Costs	\$11,332,750
2022 Club Dues (prorated)	\$68,750
2022 Homeowners' Association Dues (prorated)	\$29,700
<hr/>	
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