

Sunrise Beach Homesites





Baker's Bay
GOLF & OCEAN CLUB

Sunrise Beach Homesites

GUMELEMI CAY
PRIVATE ISLAND ESTATE

CHAPEL
POINT

WHALE'S TAIL
ESTATE LOTS

ATLANTIC
OCEAN

SIP SIP

Plant Nursery
& Orchard

BEACH CLUB

- Main Family Pool
- Spa & Fitness
- Lap Pool
- Locker Rooms
- Whale's Tail Ocean Front Dining
- Dune Beach Bar & Grill
- Great Lawn
- Coconut's Kid's Club

BEACH
CLUB COTTAGES

Casamigos
Bar

ATLANTIC CLUB

ATLANTIC CLUB COTTAGES

BAKER'S BAY
ESTATE LOTS

GOLF COURSE

- Practice Range
- Short Game Area
- Pro Shop

Sea of Abaco

BAKER'S BAY

ATLANTIC
COAST HOMES

ATLANTIC
FLATS

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

SUNRISE BEACH
COTTAGES

SUNRISE BEACH
FLATS

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

MARINA
VILLAGE POOL

FOR
PRESERVATION
+ STUDY

SAND FLATS

DIAMOND
POINT

Marsh
Harbour

SEA PORT

- Sea Plane Ramp
- Fueling Pier
- Customs & Immigration

EAST
VILLAGE

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

SETTLEMENT

via Bonnaventures
innouvo belle gradre

Seven beachfront properties comprise the Sunrise Beach Homesites within the East Village neighborhood, Baker’s Bay final real estate release. Stretching north to south along sandy Atlantic Ocean beachfront, these homeowners will enjoy the privacy of a beachfront estate with close proximity to future outdoor pursuits programming, the Bonefish Bar and Grill, and Marina Village amenities.

	Land Area	Ocean Frontage
Homesite #20	.65 acre	76’
Homesite #21	.66 acre	72’
Homesite #22	.67 acre	76’
Views	Beach / Atlantic Ocean	



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Cost Breakdown

Sunrise Beach Homesite	\$4,500,000
VAT on Sales Price (5%)	\$225,000
Club Membership Initiation	\$250,000
Total Initial Costs	\$4,975,000
2023 Club Dues (prorated)	\$76,500
2023 Homeowners' Association Dues	\$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