

The Sunrise Beach Flats are located on a private stretch of white sand beach along the Atlantic Ocean within Baker's final phase of development, the East Village. One of five first story, 2-bedroom flats within the enclave, Sunrise Beach Flat #2 is a newly renovated, move in ready home with beautiful finishes. Owners will enjoy indoor/outdoor living with floor to ceiling accordion doors that open to an expansive lounging porch overlooking the vivid Atlantic Ocean. Beyond the beach and pool just outside your front door, this home is within walking distance of all the new amenities of the East Village.

Bedrooms	2
Bathrooms	2.5
Size	1,740 SF
Furnished	Yes
Views	Beach / Atlantic Ocean



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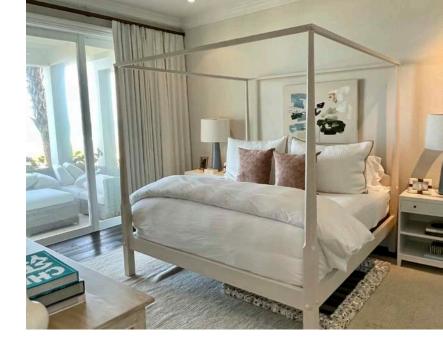
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MITE SPECIFICATION - Contraction of the Assessment

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Cost Breakdown

Sunrise Beach Flat #1	\$4,850,000
VAT on Sales Price (5%)	\$242,500
Attorney Fee (0.5% of Purchase Price)	\$24,250
VAT on Attorney Fee (10%)	\$2,425
Club Membership Initiation	\$250,000
Total Initial Costs	\$5,369,175
2022 Club Dues (prorated)	\$68,750
Condo Association Dues (prorated)	\$45,000
2022 Homeowners' Association Dues (prorated)) \$29,700
2022 Total Annual Costs	\$143,450





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