

The Real Deal Townhome





Baker's Bay
GOLF & OCEAN CLUB

The Real Deal Townhome

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
- Coconuts Kid's Club

BEACH
CLUB COTTAGES

BAKER'S BAY
ESTATE LOTS

Sea of Abaco

GOLF COURSE

- Practice Range
- Short Game Area
- Pro Shop

BAKER'S BAY

ATLANTIC CLUB

ATLANTIC CLUB COTTAGES

ATLANTIC COAST HOMES



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

ATLANTIC FLATS

ATLANTIC BEACH

SUNRISE BEACH
COTTAGES

SUNRISE BEACH
FLATS

SUNSET PIER
FLATS

MANGROVE PRESERVE

FER
PRESERVATION
+ STUDY

SAND FLATS

SEA PORT

- Sea Plane Ramp
- Fueling Pier
- Customs & Immigration

EAST
VILLAGE

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

DIAMOND
POINT

Marsh
Harbour

SETTLEMENT

via Bonnaventure
innousobellegradre



The Real Deal Townhome is a 4-bedroom, 4.5 bath, 3,100 SF, 3-story townhouse that comes fully furnished. Located within the vibrant Marina Village, this beautiful home offers wonderful views over the lush village green and Atlantic Ocean. The townhouse is ideally located just steps from the Market restaurant, fitness center, Conch Shack bar & grill, and marina docks; and just a short golf cart ride from Tom Fazio golf and the Beach Club.

Size	3,100 SF
Bedrooms	4
Bathrooms	4.5
Views	Marina, Village, Atlantic Ocean



Cost Breakdown

The Real Deal Townhome	\$5,000,000
VAT on Sales Price (6%)	\$300,000
Attorney Fee (0.5% of Purchase Price)	\$25,000
VAT on Attorney Fee (12%)	\$3,000
Club Membership Deposit (80% equity)	\$250,000
Total Initial Costs	\$5,578,000
2021 Club Dues (prorated)	\$65,000
2021 Homeowners' Association Dues (prorated)	\$26,000
2021 Total Annual Costs	\$91,000



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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