



Baker's Bay
GOLF & OCEAN CLUB

Whale's Tail Homesites 86 & 87





Baker's Bay
GOLF & OCEAN CLUB

Homesites 86 & 87

CHAPEL POINT

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

BAKER'S BAY ESTATE LOTS

Sea of Abaco

GOLF COURSE

- Practice Range
- Short Game Area
- Pro Shop

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

WHALE'S TAIL ESTATE LOTS

ATLANTIC OCEAN

SIP SIP

Plant Nursery & Orchard

ATLANTIC CLUB

ATLANTIC CLUB COTTAGES

ATLANTIC COAST HOMES

BAKER'S BAY



BAKER'S BAY MARINA VILLAGE

- 109 Slip Marina
- Will's Island
- Marina Club & Inn
- Marina Village Residences & Boat Houses
- Conch Shack Bar & Grill
- The Market
- Blu Boutique
- Medical Office
- Marina Fitness & Pool
- Marina, Member & Residential Services
- Sales Office

ATLANTIC FLATS

MARINA VILLAGE POOL

SUNRISE BEACH COTTAGES

SUNRISE BEACH FLATS

SUNSET PIER FLATS

MANGROVE PRESERVE

FIP PRESERVATION STUDY

SAND FLATS

Marsh Harbour

SEA PORT

- Sea Plane Ramp
- Fueling Pier
- Customs & Immigration

EAST VILLAGE

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

DIAMOND POINT

SETTLEMENT

*via Bonnaventure
innouvobellegrade*



51.0

Whale's Tail homesites 86 & 87 each on 1.94 acres of pristine beachfront property located on the north shore of Baker's Bay. Perched on the high dunes, these premier homesites offer unbeatable northern views of the layered blue waters, where the calm Sea of Abaco meets the lively Atlantic Ocean. Homeowners will enjoy early morning sightings of dolphin pods and other marine life swimming along the shores while also enjoying sunset paddleboarding sessions along miles of sandy coastline. Preferred location near the family-friendly Beach Club makes this an ideal homesite to build your island estate.

| | |
|-----------------------|------------------------|
| #86 & 87 Land Area | 84,506 sf 1.94 acres |
| Beach Frontage | 258' |
| Depth of Lot #86 & 87 | 307' |
| Views | Atlantic Ocean |





OCEAN

ACCESS
EASEMENT (TYP.)
SEE DETAIL "A"

COASTAL
SETBACK/
ASSOCIATION
EASEMENT LINE

TRAVERSE LINE

HWL

89
2.196 AC±

88
1.884 AC±

87
1.000 AC±

86
41055 SF±

85
42891 SF±

84
43522 SF±

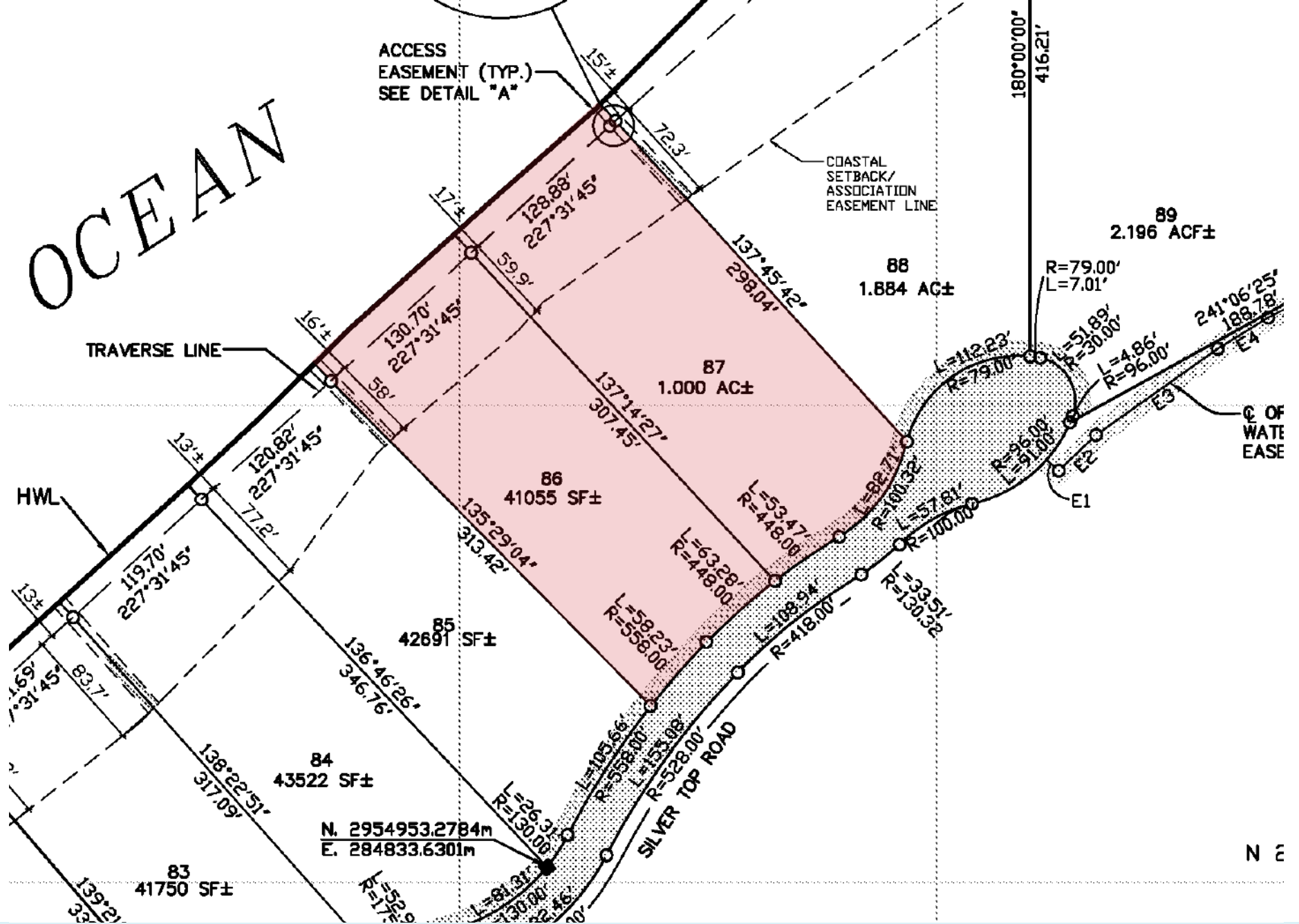
83
41750 SF±

N. 2954953.2784m
E. 284833.6301m

SILVER TOP ROAD

C OF
WATER
EASE

N 2



Cost Breakdown

| | |
|--|--------------|
| Whale's Tail Homesites 86 & 87 | \$21,500,000 |
| VAT on Sales Price (5%) | \$1,075,000 |
| Attorney Fee (0.5% of Purchase Price) | \$107,500 |
| VAT on Attorney Fee (10%) | \$10,750 |
| Club Membership Initiation | \$250,000 |
| <hr/> | |
| Total Initial Costs | \$22,943,250 |
| | |
| 2024 Club Dues (prorated) | \$84,185 |
| 2024 Homeowners' Association Dues (prorated) | \$40,200 |
| <hr/> | |
| 2024 Total Annual Costs | \$124,385 |





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