



Baker's Bay
GOLF & OCEAN CLUB

Whale's Tail Homesites 86 & 87





Baker's Bay
GOLF & OCEAN CLUB

Homesites 86 & 87

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

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

FOR
PRESERVATION
& STUDY

SAND FLATS

DIAMOND
POINT

Marsh
Harbour

EAST
VILLAGE

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

SEA PORT

- Sea Plane Ramp
- Fueling Pier
- Customs & Immigration

SETTLEMENT

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

via Bonnaventures
innouvo bellegrade



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

88
1.884 AC±

89
2.196 ACF±

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

☉ 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
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Total Initial Costs	\$22,943,250
2023 Club Dues (prorated)	\$76,500
2023 Homeowners’ Association Dues (prorated)	\$36,500
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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