

## Whale's Tail Homesites 86 & 87





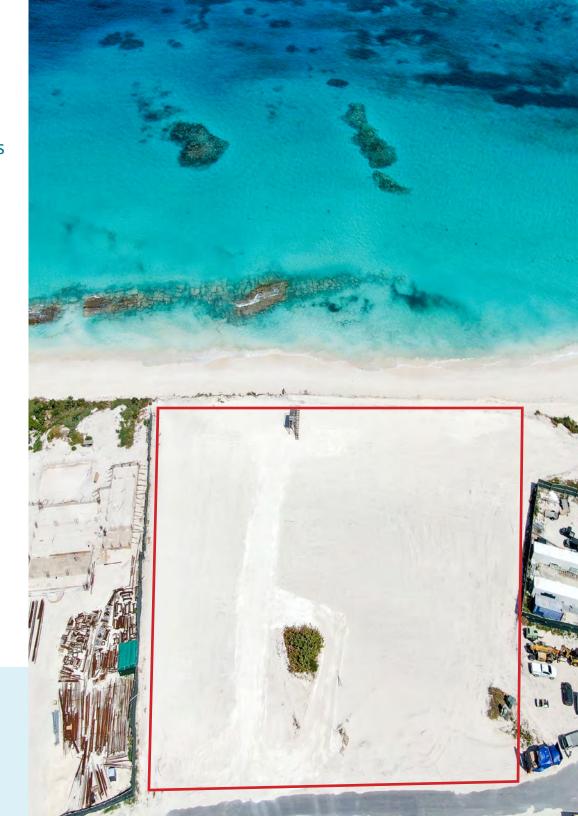
Whale's Tail homesites 86 & 87 each on 1.94 acres of pristine beachfront property located on the north shore of Baker's Bay. Perched on the high dunes, these premier homesites offer unbeatable northern views of the layered blue waters, where the calm Sea of Abaco meets the lively Atlantic Ocean. Homeowners 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. Prefered location near the family-friendly Beach Club makes this an ideal homesite to build your island estate.

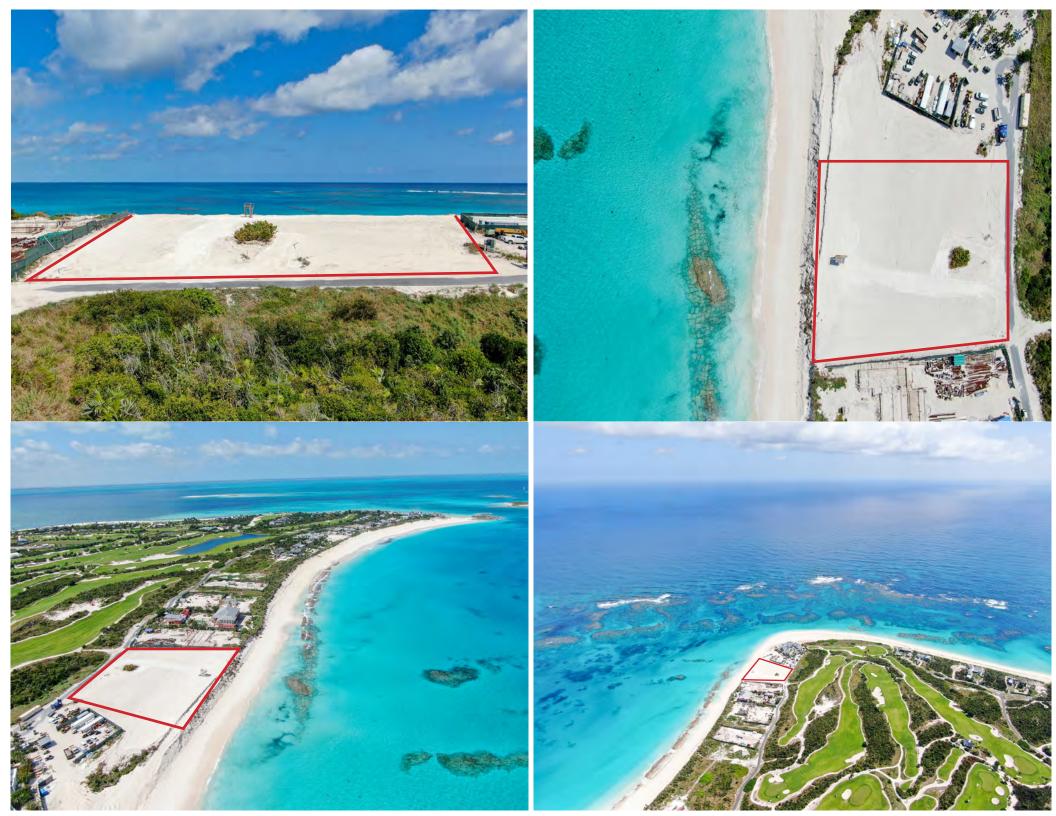
#86 & 87 Land Area 84,506 sf | 1.94 acres

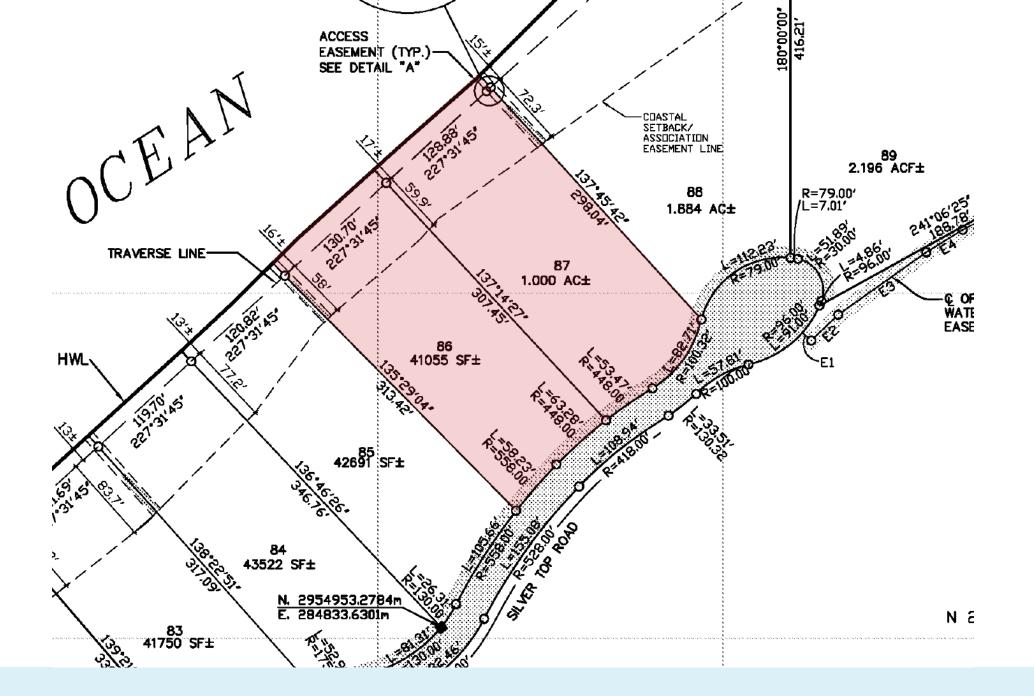
Beach Frontage 258'

Depth of Lot #86 & 87 307'

Views Atlantic Ocean







## Cost Breakdown

Whale's Tail Homesites 86 & 87	\$21,5	500,000
VAT on Sales Price (5%)	\$1,0	075,000
Attorney Fee (0.5% of Purchase Price)	\$	107,500
VAT on Attorney Fee (10%)		\$10,750
Club Membership Initiation	\$2	250,000
Total Initial Costs	\$22,943,250	
2023 Club Dues (prorated)		\$76,500
2023 Homeowners' Association Dues (prorate	ed)	\$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