

# “Baker’s Dozen Plus” | Atlantic Coast Homesite #3



**Baker's Bay**  
GOLF & OCEAN CLUB





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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**

WHALE'S TAIL  
ESTATE LOTS

ATLANTIC  
OCEAN

SIP SIP

Plant Nursery  
& Orchard

ATLANTIC CLUB

**Baker's Dozen Plus | ACH #3**

ATLANTIC CLUB COTTAGES

ATLANTIC COAST HOMES

BAKER'S BAY  
ESTATE LOTS

**GOLF COURSE**

- Practice Range
- Short Game Area
- Pro Shop

Sea of Abaco

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

ATLANTIC BEACH

MARINA VILLAGE POOL

SUNRISE BEACH COTTAGES

SUNRISE BEACH FLATS

**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

SUNSET PIER FLATS

MANGROVE PRESERVE

FOR PRESERVATION STUDY

JOES CREEK

SAND FLATS

EAST VILLAGE

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

**SEA PORT**

- Sea Plane Ramp
- Fueling Pier
- Customs & Immigration

DIAMOND POINT

Marsh Harbour

SETTLEMENT

*via Bonnaventure  
innouso bellegrade*

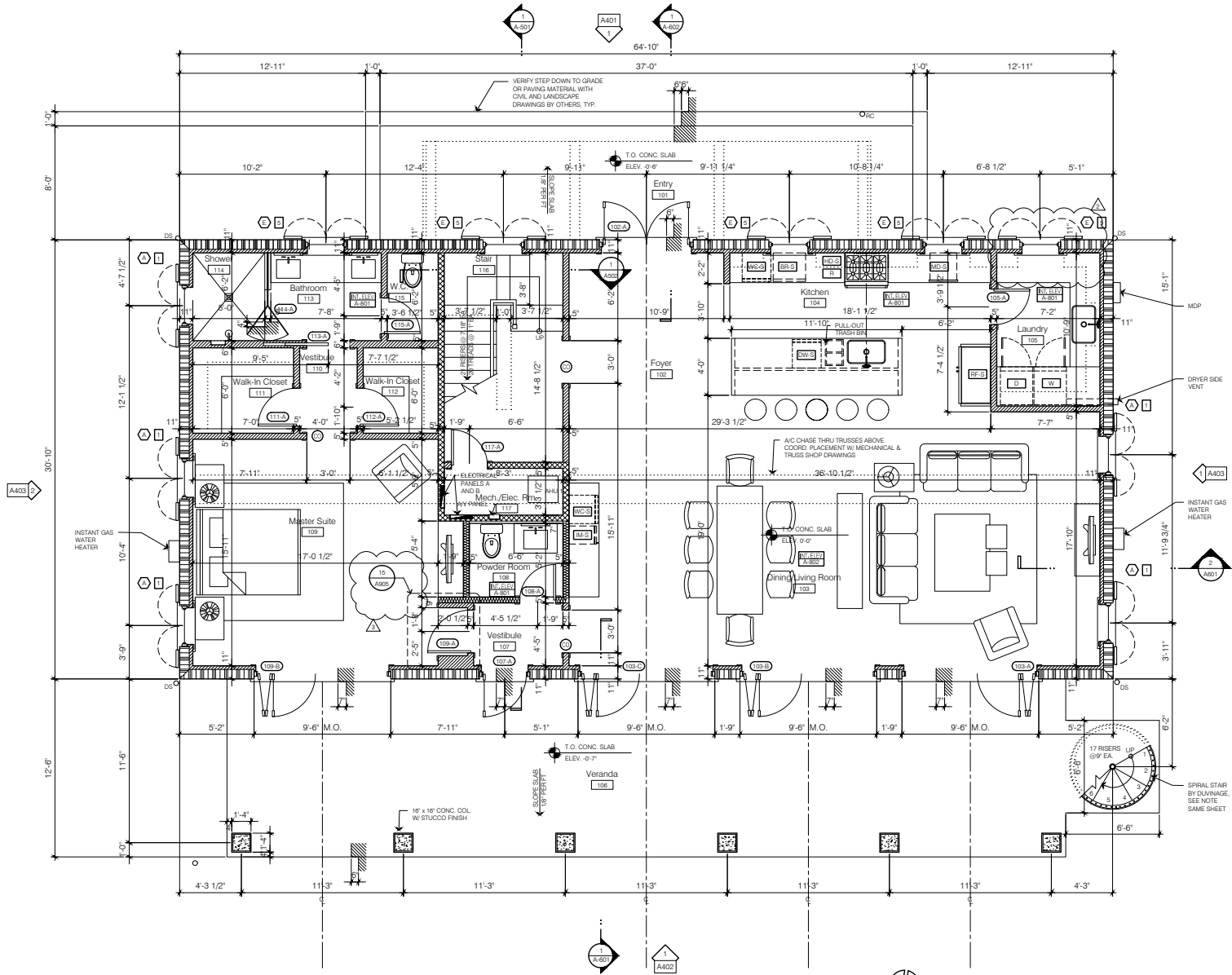


**“Baker’s Dozen Plus”** is the epitome of island living. This estate home is situated further back on this expansive property, creating multitudes of privacy on some of the most relaxing stretch of beach on the island. The 5-bedroom main house and 2-bedroom guest house is perfect for larger families looking for their own piece of paradise. Enjoy serene views of the Atlantic Ocean while being steps away from The Golf Course and Sunset Park.

Bed/Bath	7 bed/7.5 bath
Main House SF	4,000 sf
Guest House SF	980 sf
Land Area	29,679 sf   0.68 acres
Ocean Frontage	86’
Depth of Lot	336’
Views	Sunrise   Atlantic Ocean

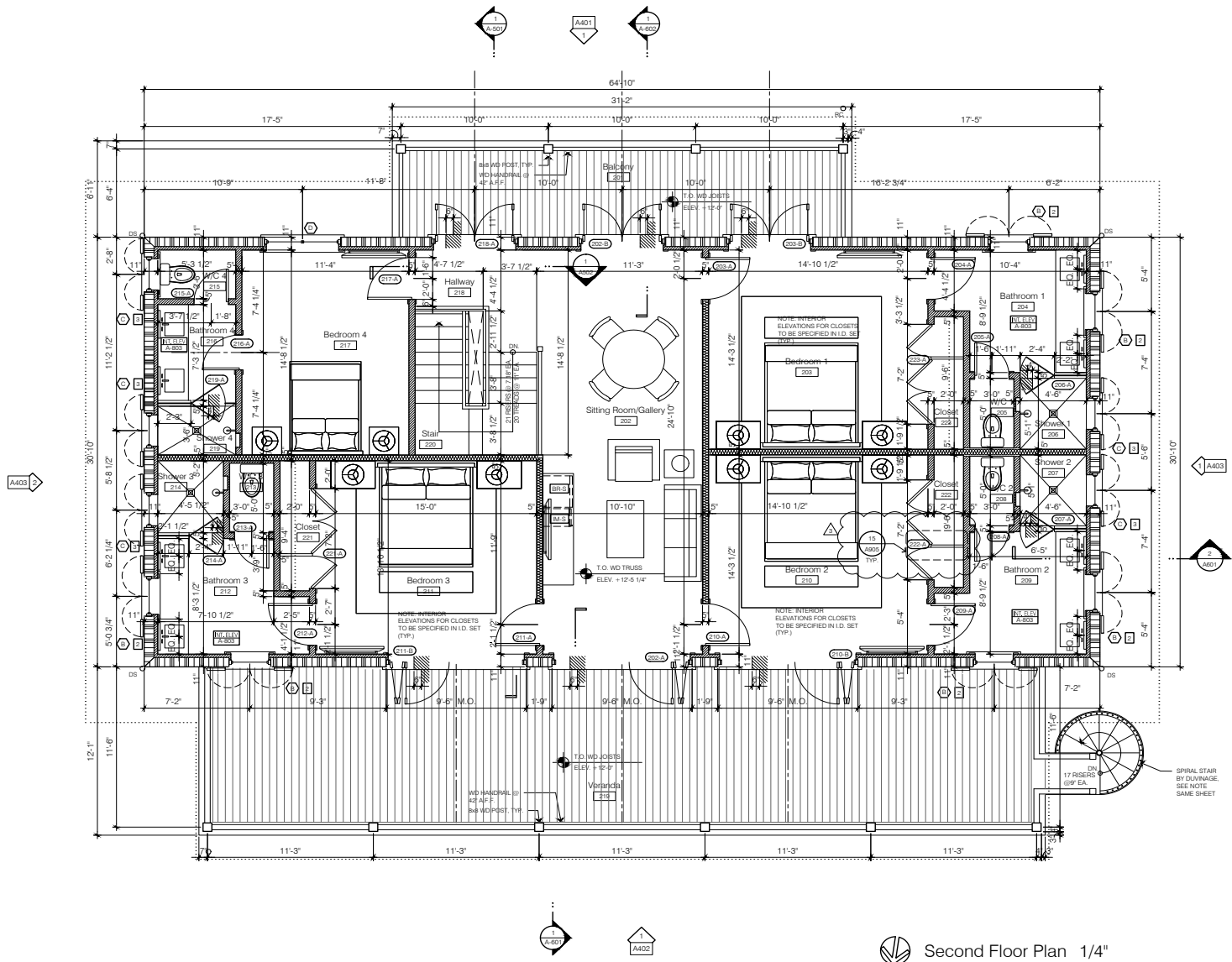


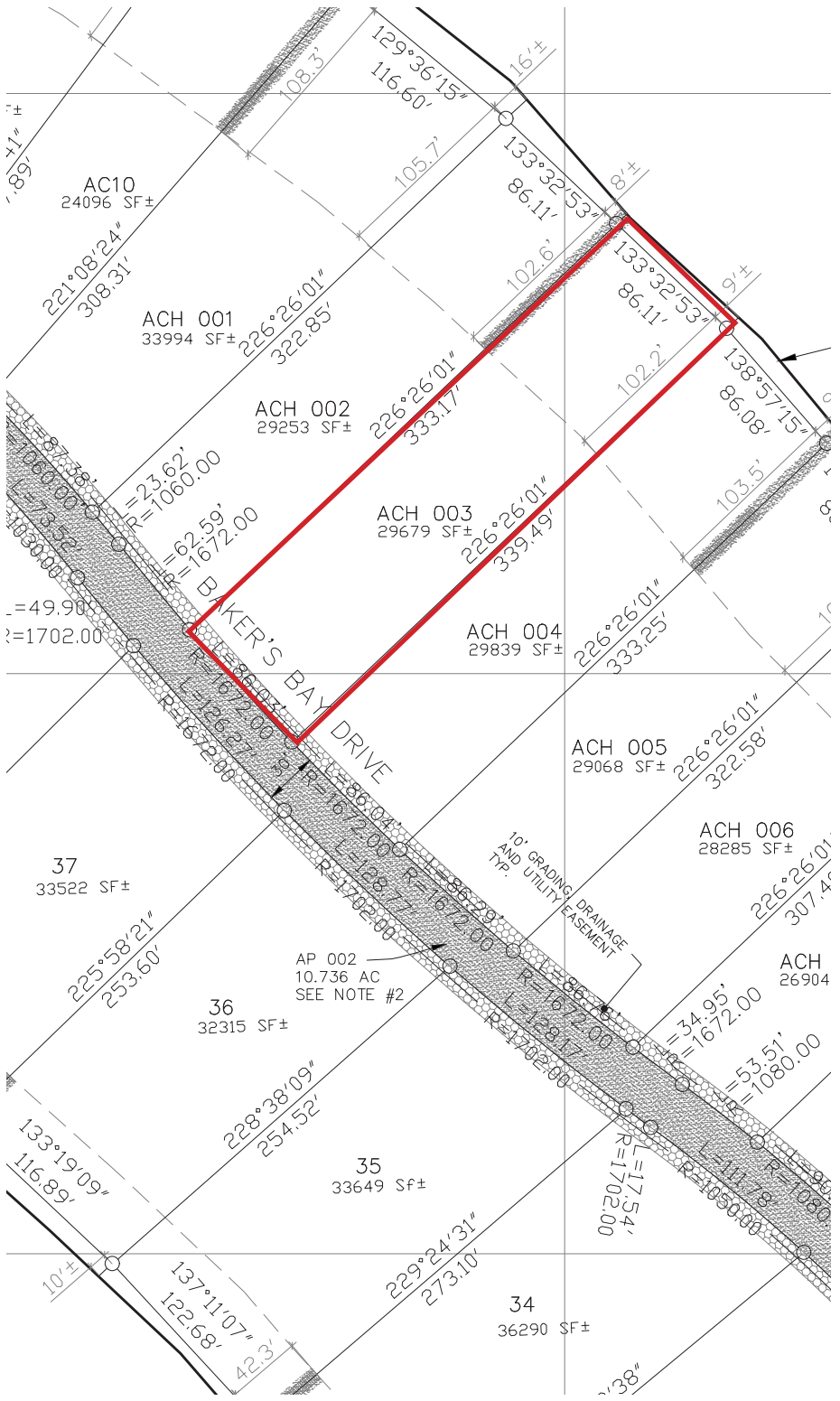
# "Baker's Dozen Plus" Floor Plan

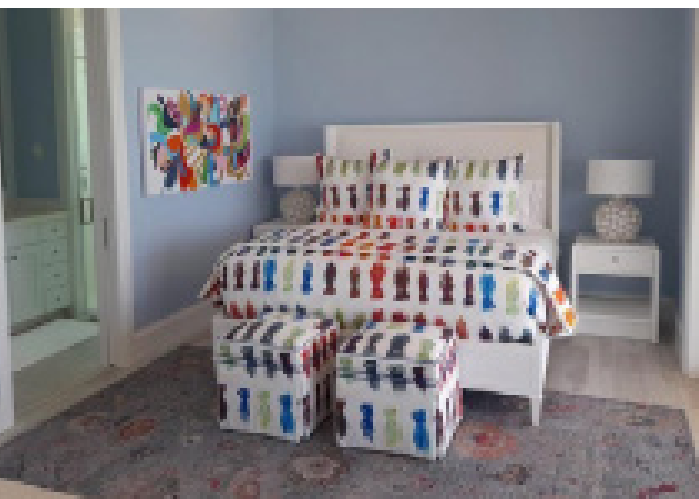
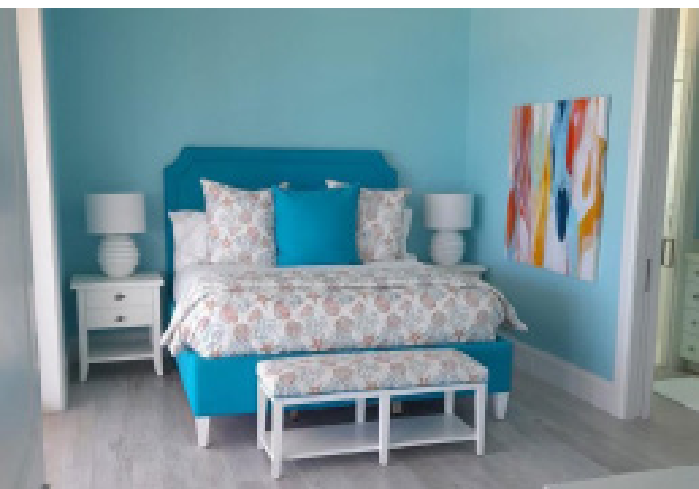


Ground Floor Plan 1/4"

# "Baker's Dozen Plus" Floor Plan

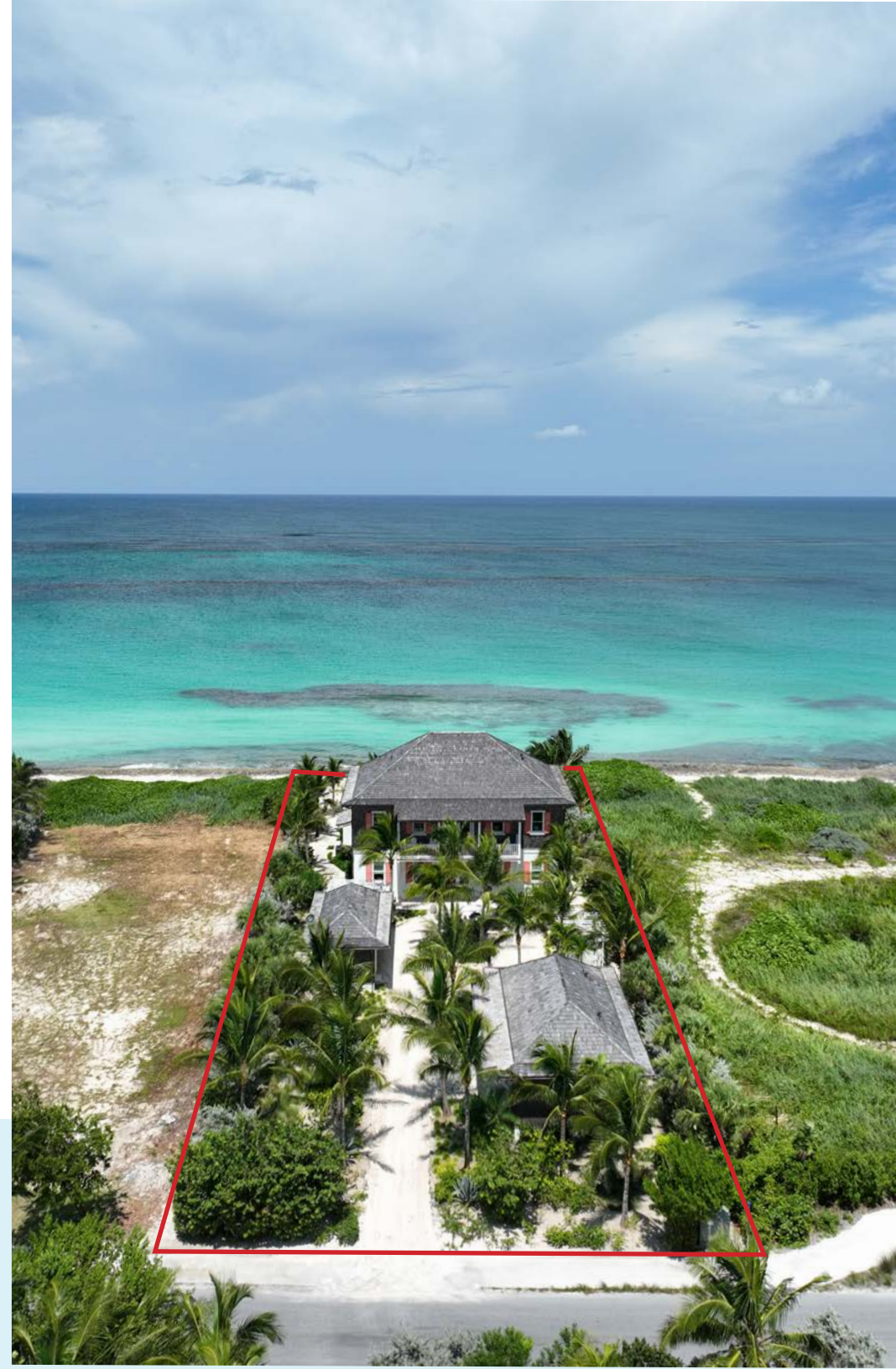






## Cost Breakdown

Baker's Dozen Plus   ACH #3	\$18,500,000
VAT on Sales Price (5%)	\$925,000
Attorney Fee (0.5% of Purchase Price)	\$92,500
VAT on Attorney Fee (10%)	\$9,250
Club Membership Initiation	\$250,000
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Total Initial Costs	\$19,776,750
2025 Club Dues (prorated)	\$93,000
2025 HOA Dues (prorated)	\$42,000
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2025 Total Annual Costs	\$135,000*



\*ANNUAL DUES SUBJECT TO 10% VAT





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](mailto:info@bakersbayclub.com) | [bakersbayclub.com](http://bakersbayclub.com)