



Baker's Bay
GOLF & OCEAN CLUB

"Bakerized" | Boathouse #1





Baker's Bay
GOLF & OCEAN CLUB

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

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

Boathouse #1



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 PIER FLATS

MANGROVE PRESERVE

FOR 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

CHAPEL POINT

SHELL ISLAND

via Bonnaventure
innouso bellegrade

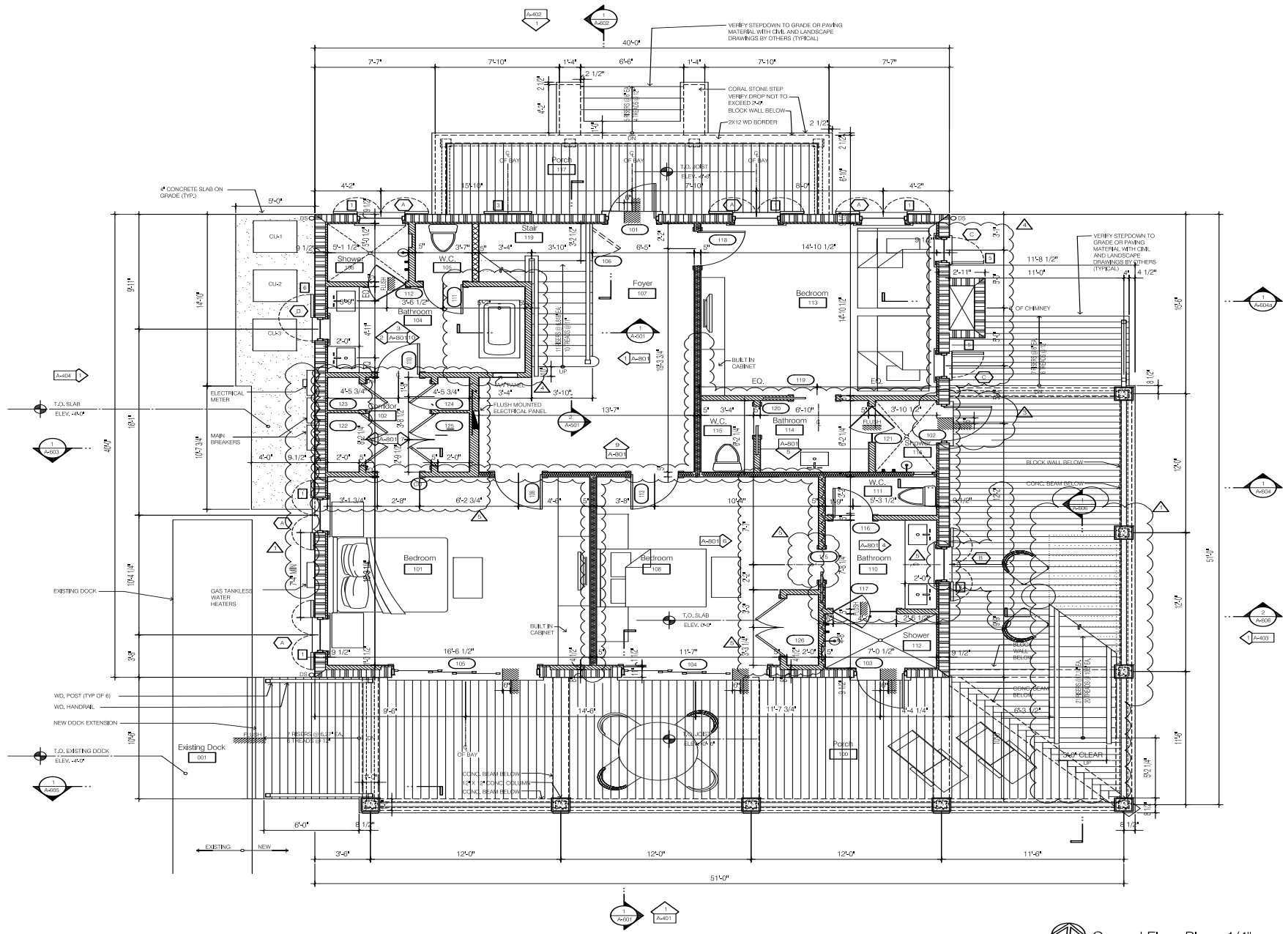


“Bakerized” is every boater’s dream come true. The marina boathouses are one of the most unique and sought after residential options at Baker’s Bay. Set on the northern edge of the marina, this 2-story, 3-bedroom Boathouse offers panoramic views of the marina village, Conch Shack, and Sea of Abaco. The open kitchen and living room have access to an expansive second level deck, making this area an ideal venue for large family gatherings or hosting sundowner cocktails. The feature design is undoubtedly the private 50’ dock right outside the back door, making for easy access to your center-console boat, guaranteeing daily adventures on the water

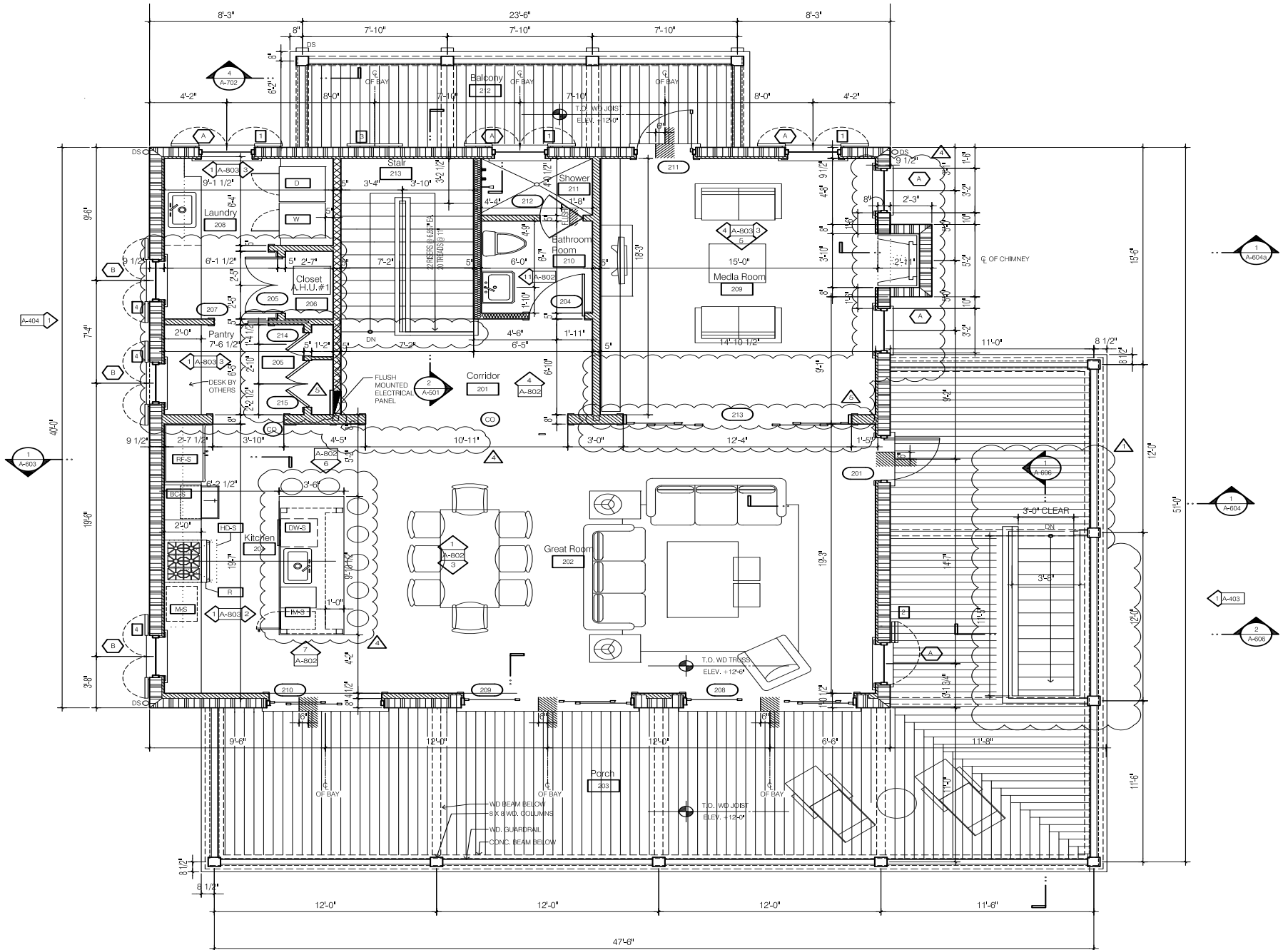
Bed/Bath	3 bed/4 bath
A/C SQ	3,400 sf
Porches /Balconies	1,300 sf
Land Area	7,705 .18 acres
Dock length	50’
Views	Marina & Sea of Abaco



Boathouse #1 Floor Plan



Boathouse #1 Floor Plan







Cost Breakdown

Bakerized Boathouse #1	\$9,550,000
VAT on Sales Price (5%)	\$477,500
Attorney Fee (0.5% of Purchase Price)	\$47,750
VAT on Attorney Fee (10%)	\$4,775
Club Membership Initiation	\$250,000
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Total Initial Costs	\$10,330,025
2024 Club Dues (prorated)	\$84,185
2024 Homeowners' Association Dues (prorated)	\$40,200
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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