

"Bakerized" | Boathouse #1



Baker's Bay
GOLF & OCEAN CLUB





Baker's Bay
GOLF & OCEAN CLUB

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
- Coconuts Kid's Club

BEACH
CLUB COTTAGES

Casamigos
Bar

BAKER'S BAY
ESTATE LOTS

Sea of Abaco

GOLF COURSE

- Practice Range
- Short Game Area
- Pro Shop

BAKER'S BAY

Boathouse #1

ATLANTIC CLUB

ATLANTIC CLUB COTTAGES

ATLANTIC
COAST HOMES



ATLANTIC
FLATS

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
BEACH

MARINA
VILLAGE POOL

SUNRISE BEACH
COTTAGES

SUNRISE BEACH
FLATS

SUNSET PIER
FLATS

BOARDWALK

MANGROVE
PRESERVE

FER
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

via Bonnaventure
innousobellegradre

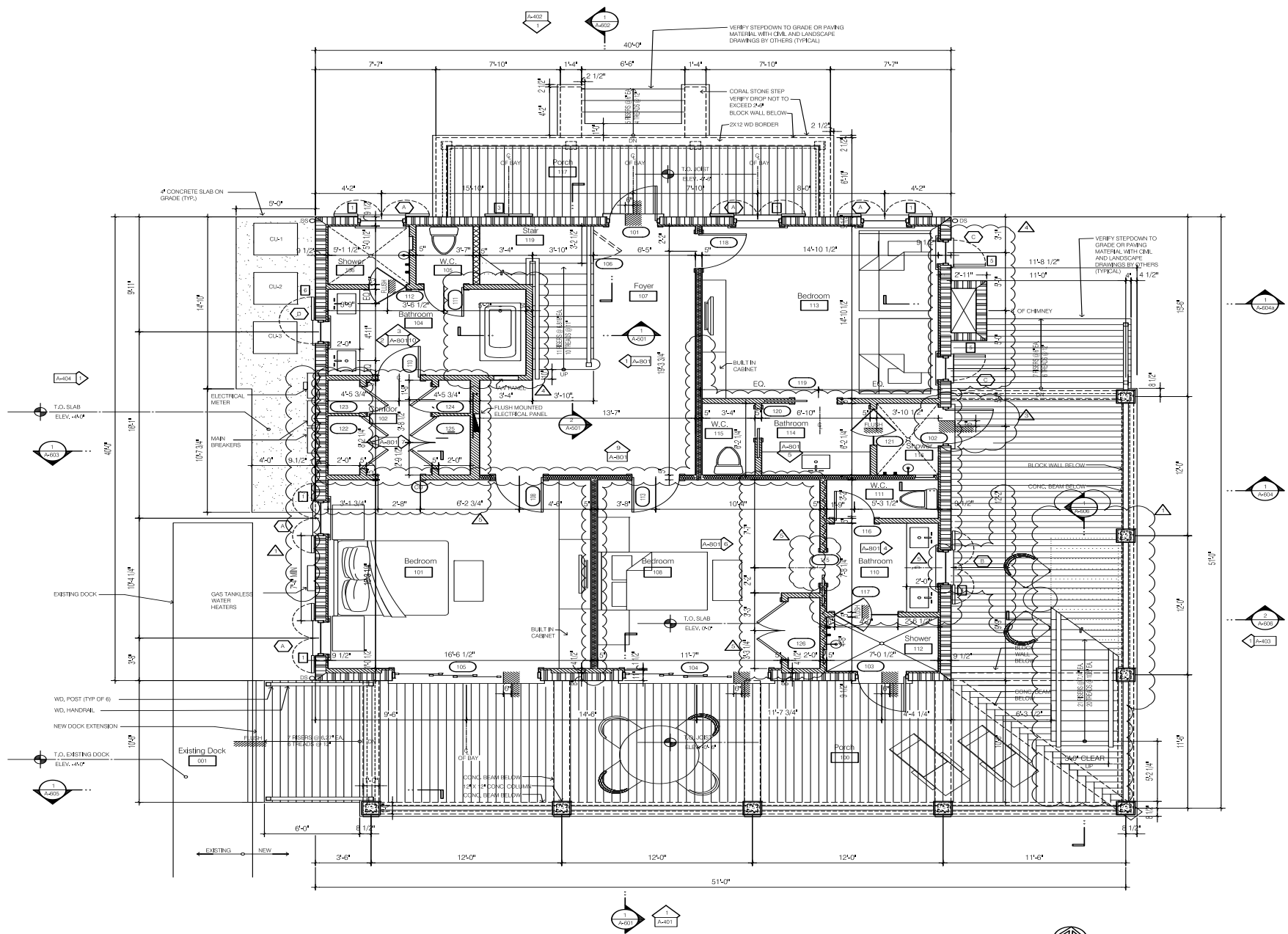


“Bakerized” is every boater’s dream come true. The marina boathouses are one of the most unique and sought after residential options at Baker’s Bay. Set on the northern edge of the marina, this 2-story, 3-bedroom Boathouse offers panoramic views of the marina village, Conch Shack, and Sea of Abaco. The 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

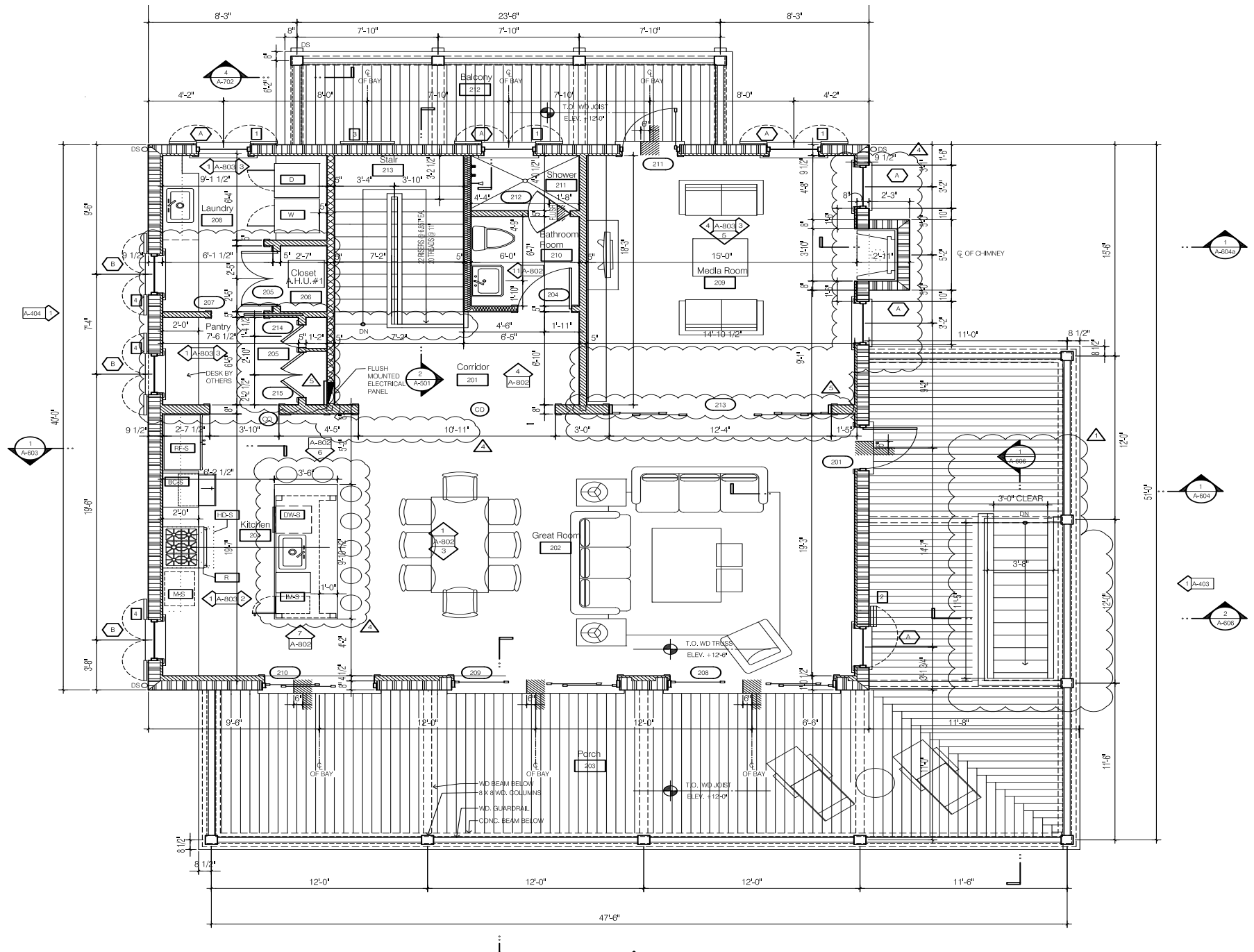
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|--------------------|-----------------------|
| Bed/Bath | 3 bed/4 bath |
| A/C SQ | 3,400 sf |
| Porches /Balconies | 1,300 sf |
| Land Area | 7,705 .18 acres |
| Dock length | 50’ |
| Views | Marina & Sea of Abaco |



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 |
| Total Initial Costs | \$10,330,025 |
| 2023 Club Dues (prorated) | \$76,500 |
| 2023 Homeowners' Association Dues (prorated) | \$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