



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
 - Palapa Beach Bar & Grill
 - Great Lawn
 - Coconut's Kid's Club
 - Kid's Diner
 - Theater
 - Game Room
 - Marine Science Classroom



ATLANTIC OCEAN

- SIP SIP
- Plant Nursery & Orchard

ATLANTIC CLUB COTTAGES (PHASE 2)

- ATLANTIC CLUB**
- Dining Pavilion
 - Bunker's Bar

ATLANTIC CLUB COTTAGES

ATLANTIC COAST HOMES



PHASE 2
ATLANTIC
COAST HOMES

BAKER'S BAY MARINA VILLAGE

- 165 Slip Marina
- Marina Club & Inn
- Marina Village Residences & Boat Houses
- Conch Shack Bar & Grille
- The Market & Post Office
- Blu Boutique & Other Shops
- Medical Office
- Marina Fitness & Pool
- Marina, Member & Residential Services
- Sales Office

Notes

BAKER'S BAY
ESTATE LOTS

Sea of Abaco

GOLF COURSE

- Practice Range
- Short Game Area
- Pro Shop

BAKER'S BAY

Boathouse #1

SUNSET PARK

- Ball Fields
- Batting Cage
- Sport Court
- Outdoor Pursuits
- Docks
- Bocce Ball & Horse Shoes
- Ropes Course
- Jelly Beans
- Pirate's Playground
- Hydroponic Garden
- Chef's Outdoor Kitchen Pavilion
- Fruit Orchard
- Pickle Ball
- Tennis Courts
- Trampolines
- Climbing Wall
- New Toddler Play Area
- Putt Putt Mini Golf

SUNSET PIER
FLATS

MANGROVE
PRESERVE

ATLANTIC BEACH
MARINA VILLAGE
POOL

SUNRISE BEACH
COTTAGES

- EAST VILLAGE**
- Dockside Bar and Grill
 - Fitness Center
 - Pool
 - Zipline
 - Waterslide

SUNRISE BEACH
FLATS

FOR PRESERVATION
+ STUDY

JOES CREEK
SAND FLATS

- SEA PORT**
- Sea Plane Docks & Ramp
 - Fueling Pier
 - Customs & Immigration

DIAMOND
POINT

Marsh
Harbour

SETTLEMENT



Baker's Bay
GOLF & OCEAN CLUB

GREAT GUANA CAY
ABACO, THE BAHAMAS
TEL (954) 236-9561

WWW.BAKERSBAYCLUB.COM

*via Bonnaventure
innosobellegrade*

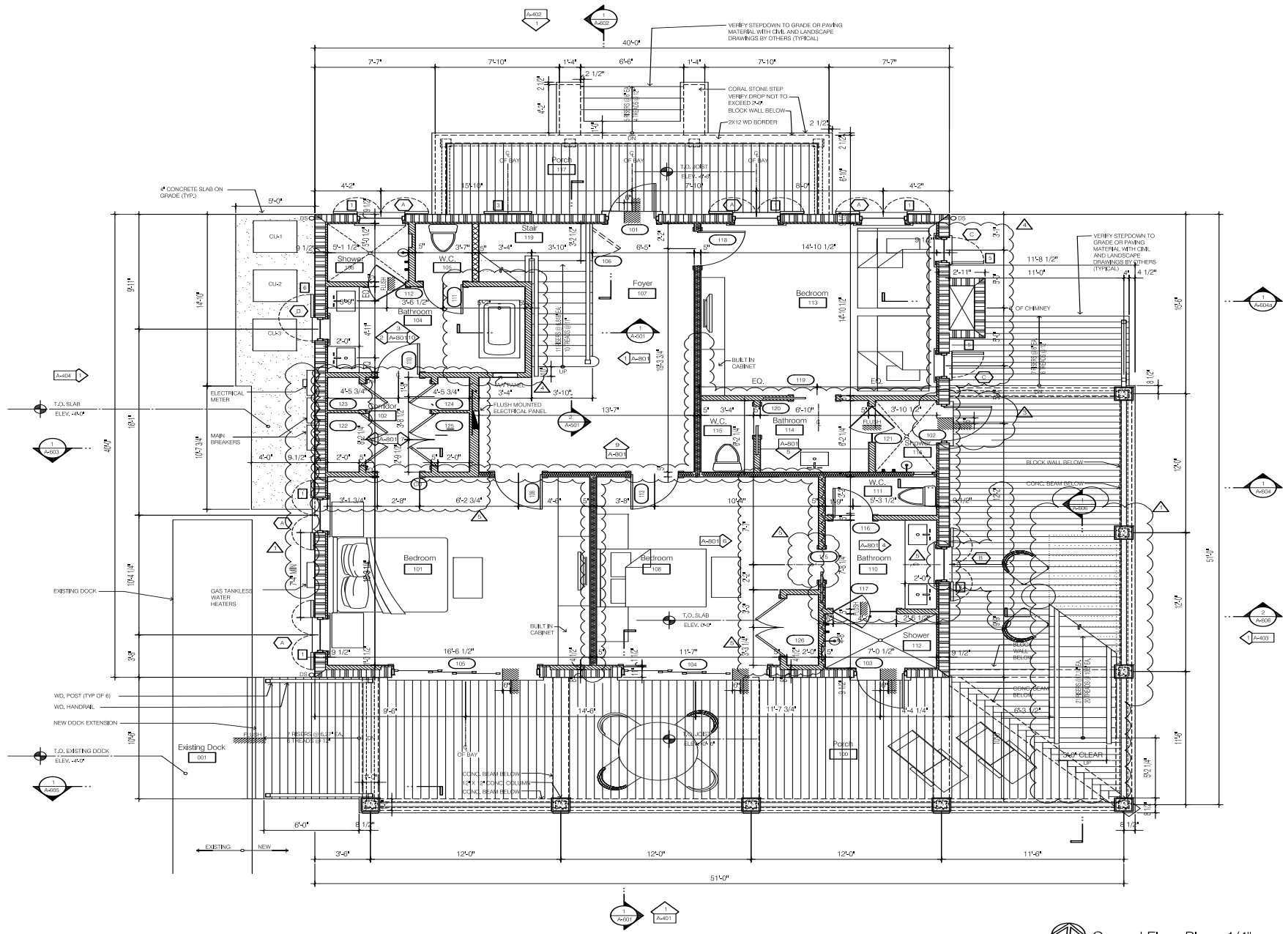


“Bakerized” is every boater’s dream come true. The marina boathouses are one of the most unique and sought after residential options at Baker’s Bay. Set on the northern edge of the marina, this 2-story, 3-bedroom Boathouse offers panoramic views of the marina village, Conch Shack, and Sea of Abaco. The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

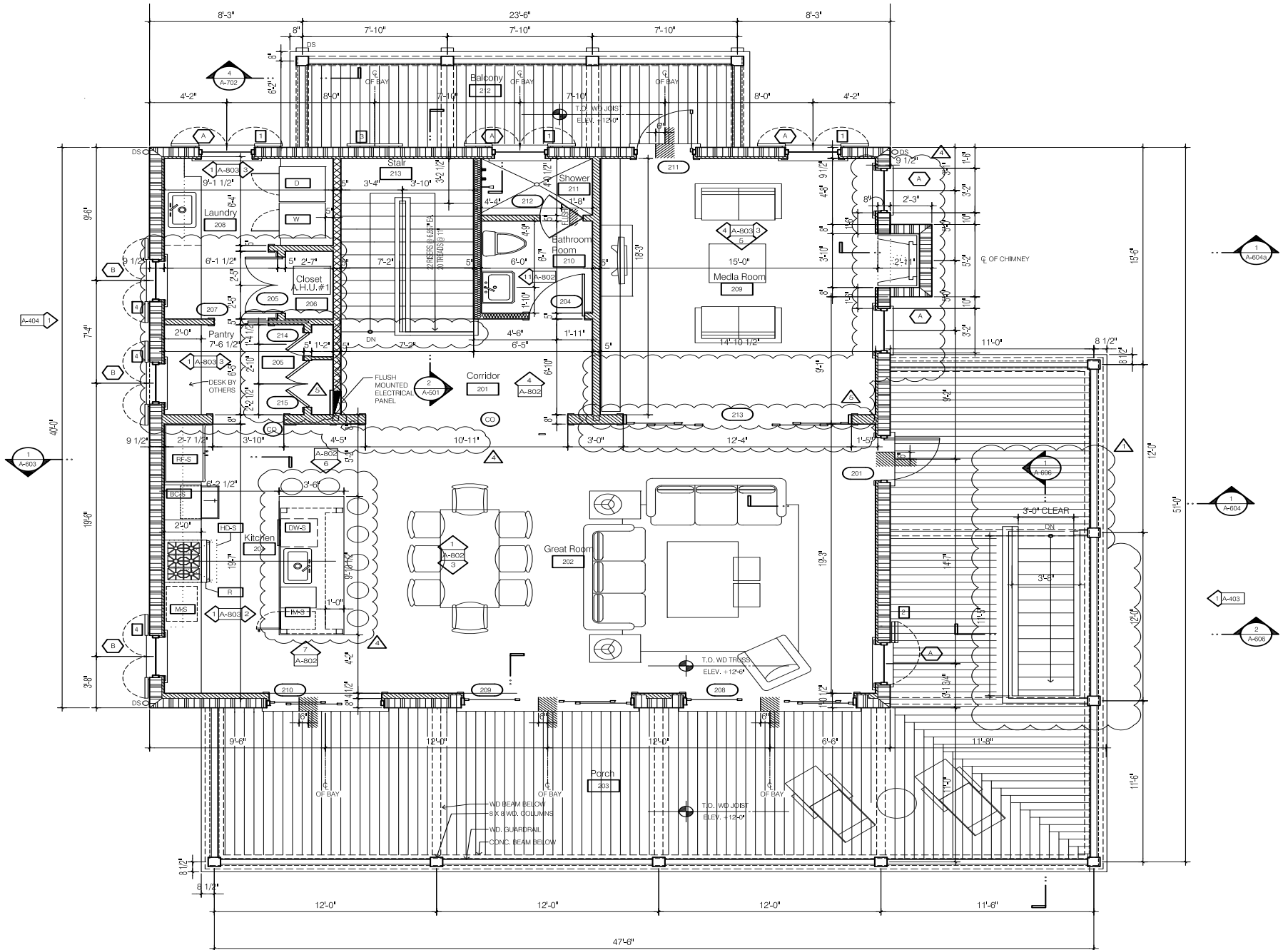
Bed/Bath	3 bed/4 bath
A/C SQ	3,400 sf
Porches /Balconies	1,300 sf
Land Area	7,705 .18 acres
Dock length	50’
Views	Marina & Sea of Abaco



Boathouse #1 Floor Plan



Boathouse #1 Floor Plan







Cost Breakdown

Bakerized Boathouse #1	\$9,350,000
VAT on Sales Price (5%)	\$467,500
Attorney Fee (0.5% of Purchase Price)	\$46,750
VAT on Attorney Fee (10%)	\$4,675
Club Membership Initiation	\$250,000
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Total Initial Costs	\$10,118,925

2025 Club Dues (prorated)	\$93,000
2025 Homeowners' Association 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 | bakersbayclub.com