

# Marina Village Boathouse #6



**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
- Coconut's Kid's Club

CHAPEL  
POINT



WHALE'S TAIL  
ESTATE LOTS

ATLANTIC  
OCEAN

SIP SIP

Plant Nursery  
& Orchard

BEACH  
CLUB COTTAGES

Casamigos  
Bar

ATLANTIC CLUB

ATLANTIC CLUB COTTAGES

BAKER'S BAY  
ESTATE LOTS

GOLF COURSE

- Practice Range
- Short Game Area
- Pro Shop

Sea of Abaco

BAKER'S BAY

Boathouse #6

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

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

MARINA  
VILLAGE POOL

SUNRISE BEACH  
COTTAGES

SUNRISE BEACH  
FLATS

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

via Bonnaventure  
innousobellegradre



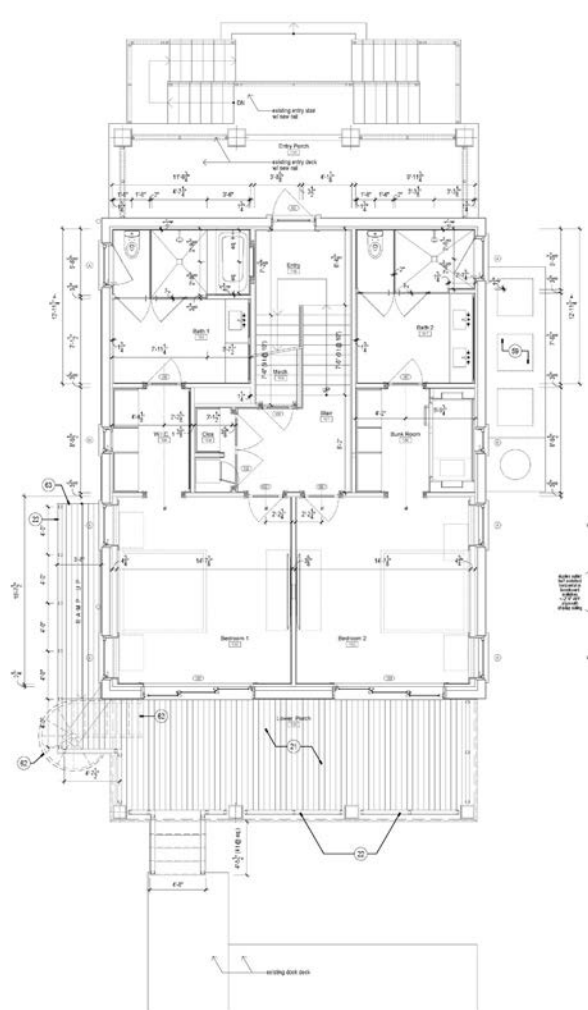


**Boathouse #6 is every boater's dream come true.** The marina boathouses are one of the most unique and sought after residential options at Baker's Bay. Set on the northern edge of the marina, this 3-story, 4-bedroom Boathouse offers panoramic views of the Marina Village, Conch Shack, and Sea of Abaco. A 3rd floor master suite is removed from the 1st floor guest bedrooms, perfect for 8 guests. This home provides a unique custom floorplan, unlike any other boathouse on the island. The feature design is undoubtedly the private 50' dock right outside the back door, making this every boater's dream home.

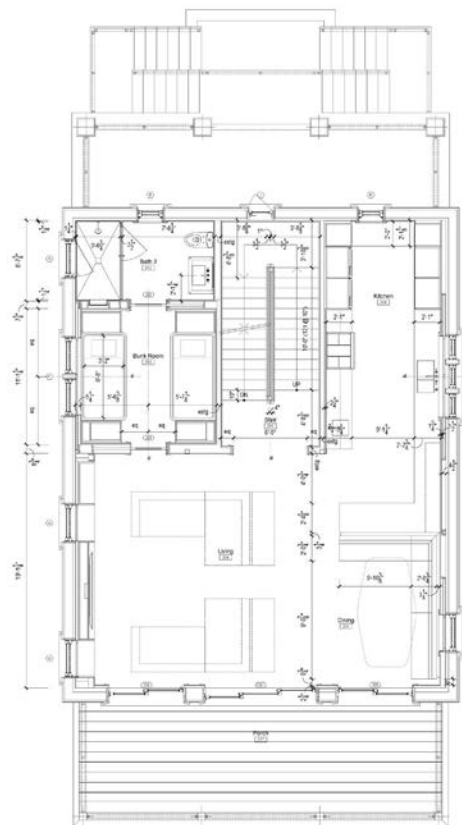
Bed/Bath	4 bed/4 bath
A/C SQ	3,989 sf
Porches /Balconies	943 sf
Dock length	50'
Views	Marina & Sea of Abaco



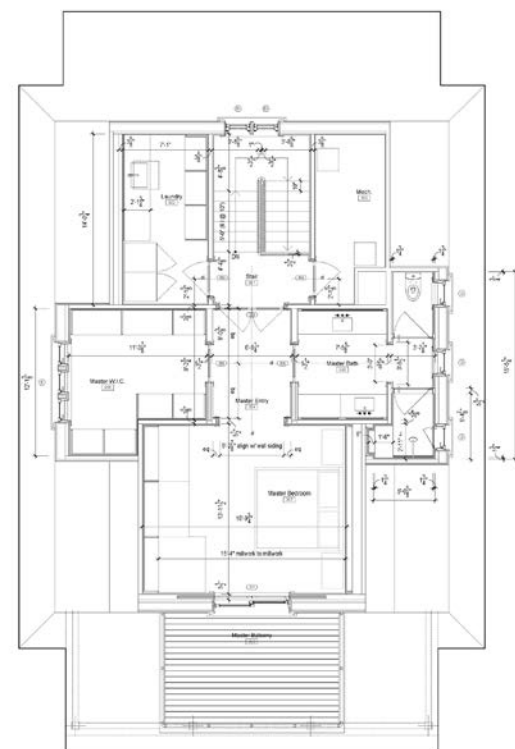
# Boathouse #6 Floor Plan



1 Ground Floor Plan  
A100 scale: 1/4" = 1'-0"

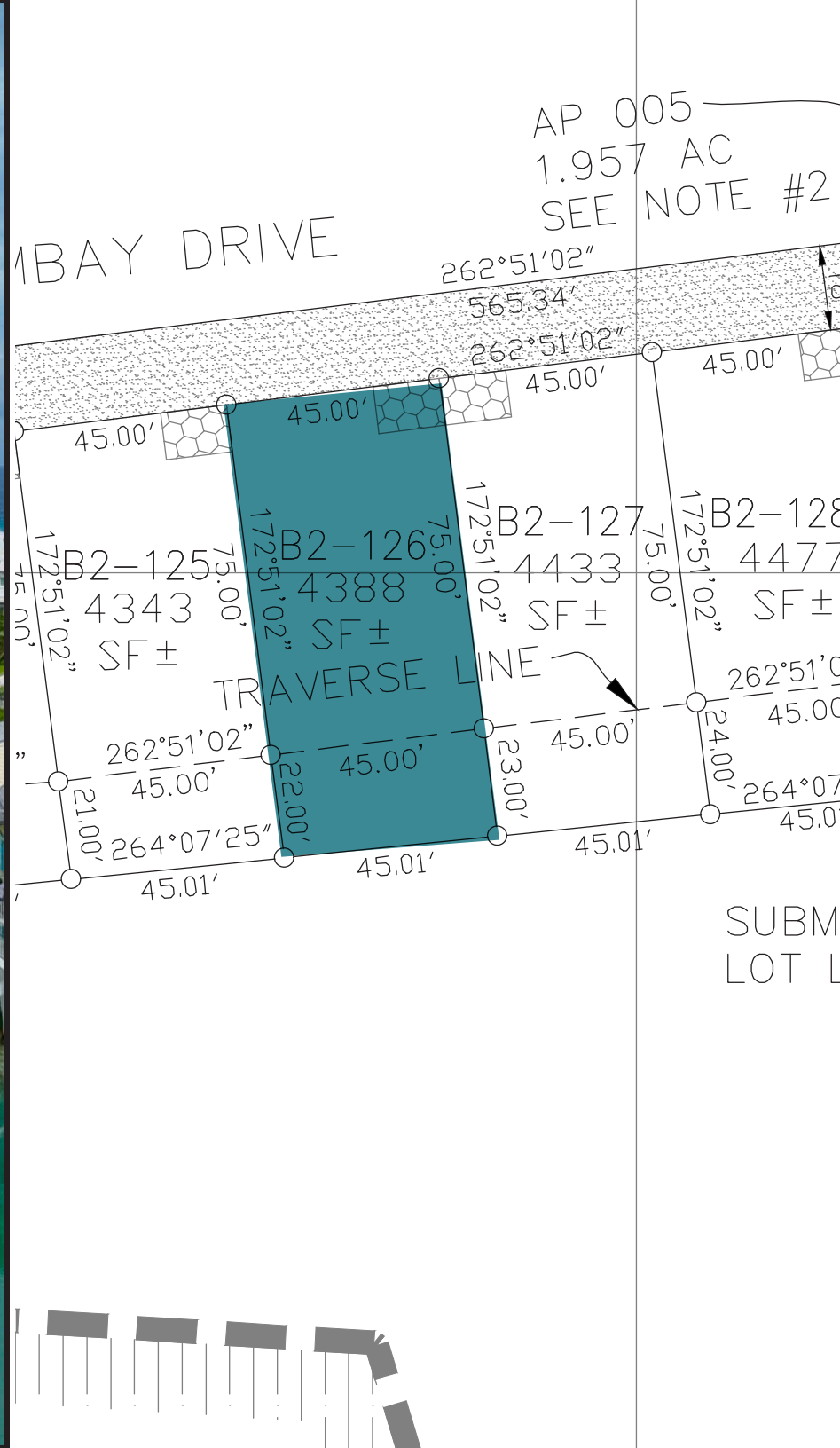


1 Second Floor Plan  
A101 scale: 1/4" = 1'-0"

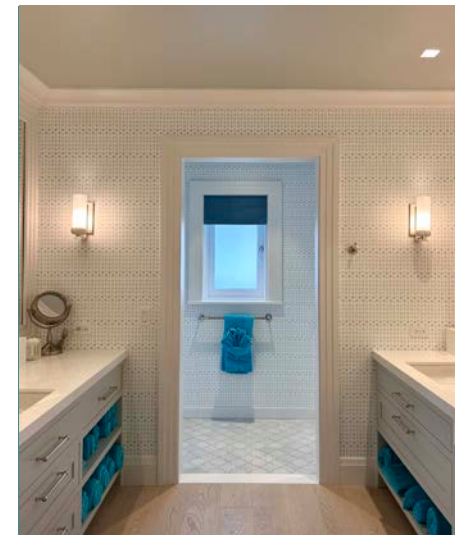


1 Third Floor Plan  
A102 scale: 1/4" = 1'-0"







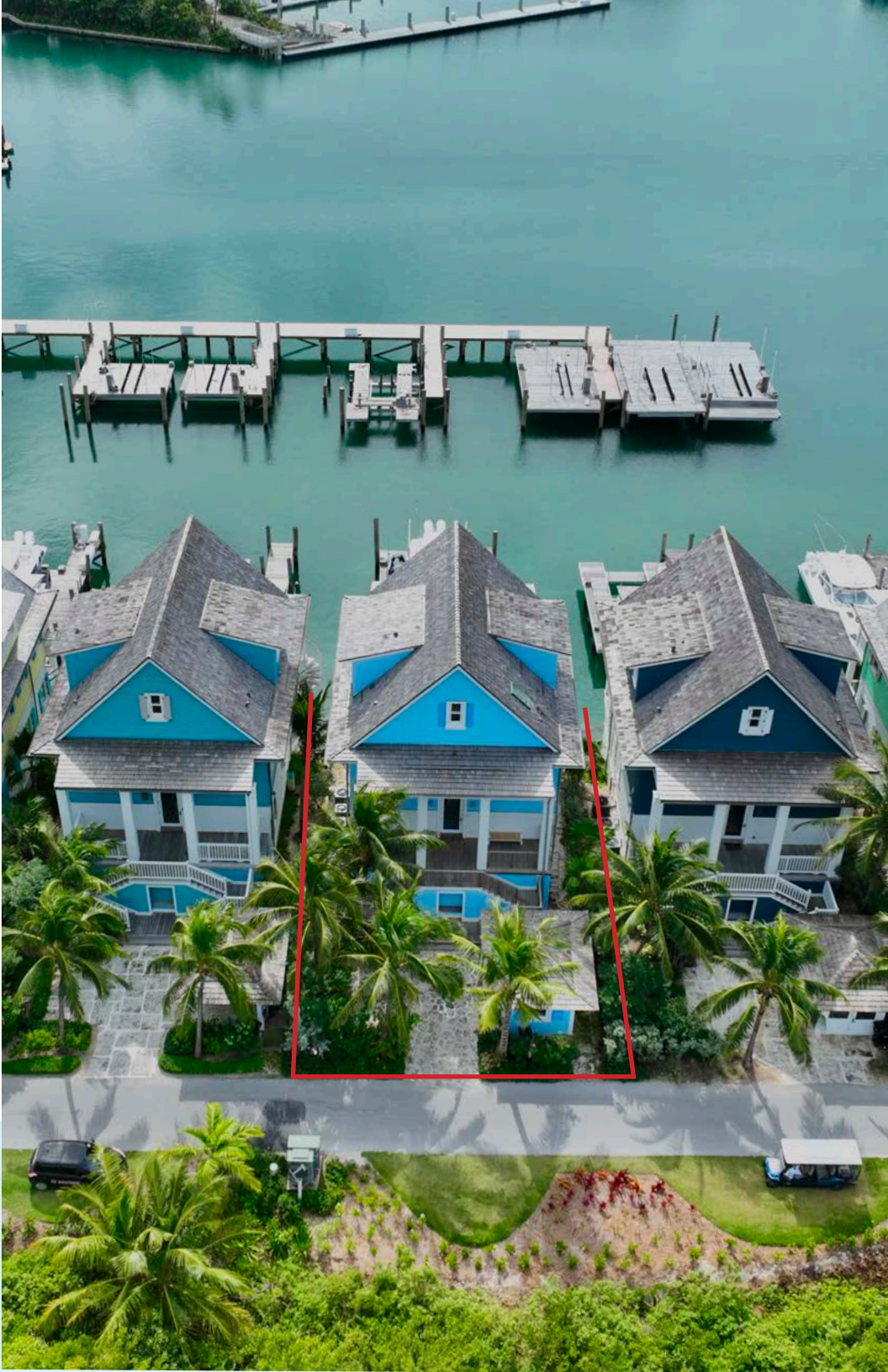




Cost Breakdown

Marina Village Boathouse #6	\$10,500,000
VAT on Sales Price (5%)	\$525,000
Attorney Fee (0.5% of Purchase Price)	\$52,500
VAT on Attorney Fee (10%)	\$5,250
Club Membership Initiation	\$250,000
Total Initial Costs	\$11,332,750
Proposed 2026 Club Dues (prorated)	\$95,400
Proposed 2026 HOA Dues (prorated)	\$43,260
Proposed 2026 Total Annual Costs	\$138,660*

\*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)