



Baker's Bay
GOLF & OCEAN CLUB

Marina Village Boathouse #6





Baker's Bay
GOLF & OCEAN CLUB



CHAPEL
POINT

GUMELEM CI
PRIVATE ISLAND ESTATE

WHALE'S TAIL
ESTATE
LOTS



GUMELEM CI

PRIVATE ISLAND ESTATE

BEACH CLUB

- Main Family Pool
- Spa & Fitness
- Lap Pool
- Locker Rooms
- Whale's Tail Ocean Front Dining
- Dane Beach Bar & Grill
- Great Lawn
- Coconuts Kid's Club

BEACH
CLUB COTTAGES

BAKER'S BAY
ESTATE LOTS

Sea of Abaco

GOLF
COURSE

- Practice Range
- Short Game Area
- Pro Shop

BAKER'S BAY

SHELL
ISLAND



Die Bonnventure
mouvoobellegrader

SUNSET PARK

- Ball Fields
- Batting Cage
- Sports Court
- Outdoor Pursuits
- Docks
- Bocce Ball & Horse Shoes
- Jelly Beans
- Pirate's Playground
- Chef's Outdoor Kitchen Pavilion
- Sports Court
- Fruit Orchard
- Pickleball
- Tennis Courts
- New Toddler Play Area
- Putt Putt Mini Golf

Boathouse #6



DIAMOND
POINT

ATLANTIC
OCEAN

SIP SIP

Plant Nursery
& Orchard

ATLANTIC
CLUB



ATLANTIC
CLUB COTTAGES

ATLANTIC
COAST HOMES

ATLANTIC
FLATS

SUNSET PIER
FLATS

MANGROVE
PRESERVE

BAKER'S BAY MARINA VILLAGE

- 165 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

SUNRISE BEACH
COTTAGES

SUNRISE BEACH
FLATS

MARINA
VILLAGE
POOL

SAND FLATS

FIP
PRESERVATION
& STUDY

JOES CREEK

SEA PORT

- Sea Plane Ramp
- Fueling Pier
- Fitness Center
- Muscle Beach
- Pool

Marsh
Harbour

EAST
VILLAGE

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

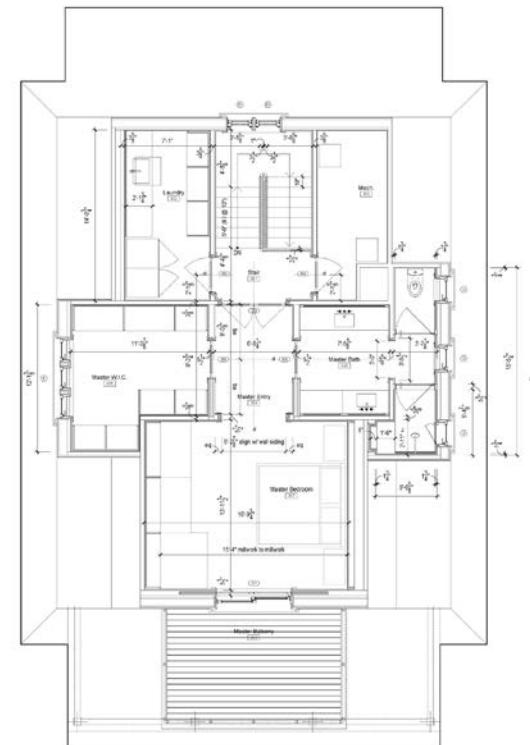
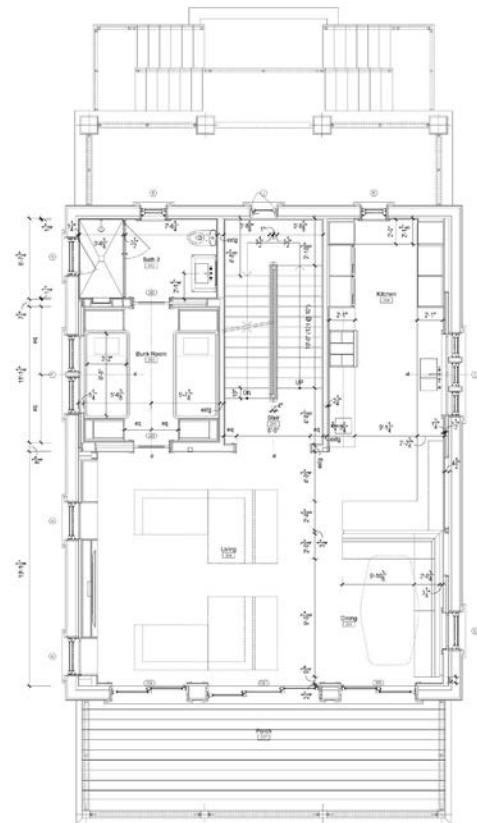
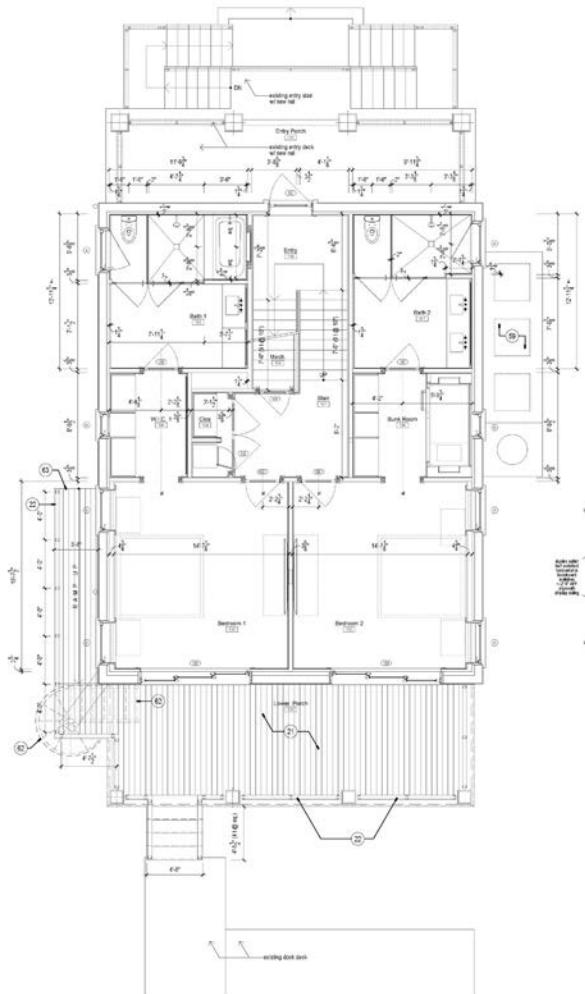
SETTLEMENT

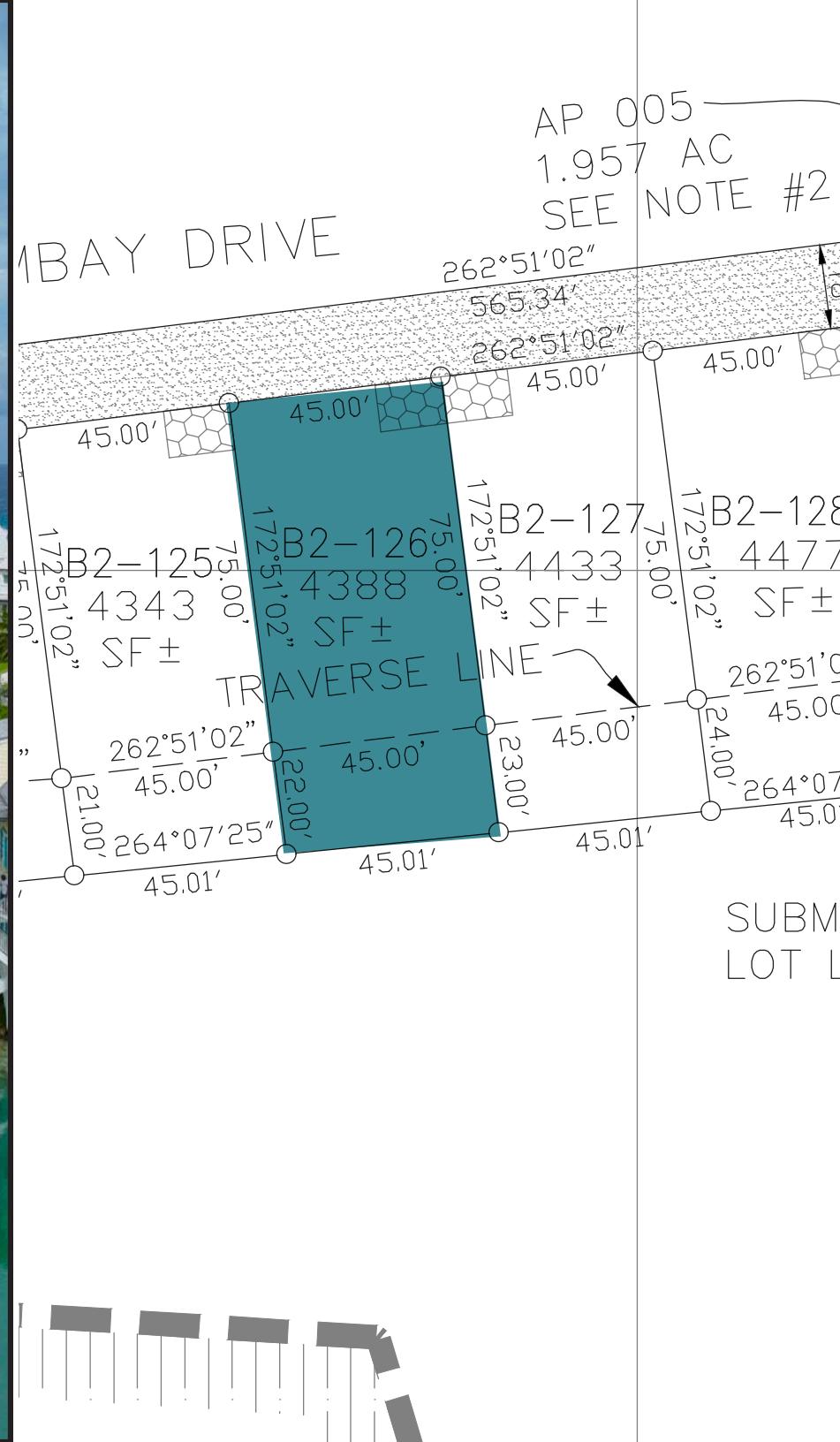
Boathouse #6 is every boater's dream come true. The marina boathouses are one of the most unique and sought after residential options at Baker's Bay. Set on the northern edge of the marina, this 3-story, 4-bedroom Boathouse offers panoramic views of the Marina Village, Conch Shack, and Sea of Abaco. 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



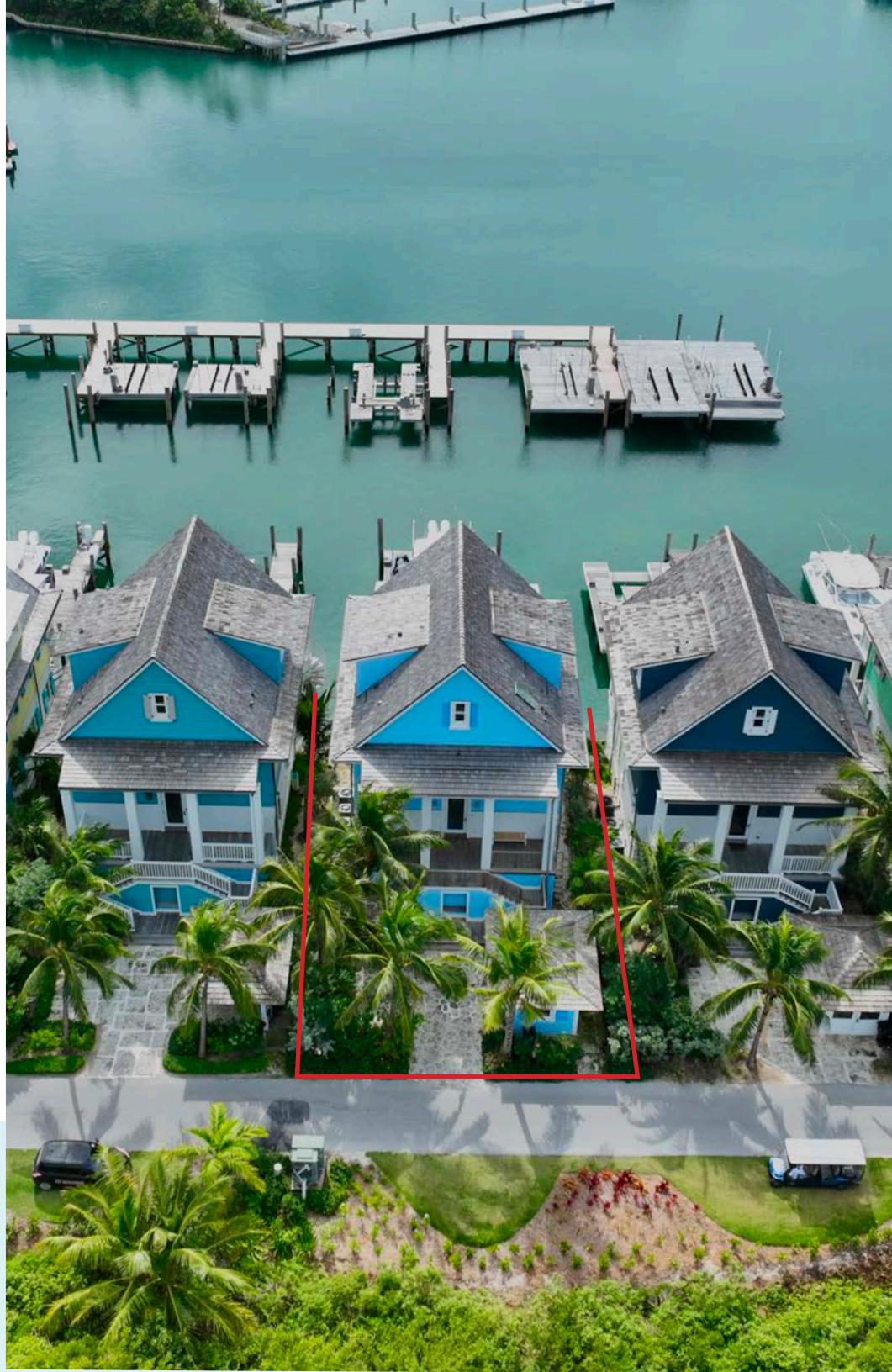




Cost Breakdown

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
<hr/>	
Total Initial Costs	\$11,332,750
Proposed 2026 Club Dues (prorated)	\$95,400
Proposed 2026 HOA Dues (prorated)	\$43,260
<hr/>	
Proposed 2026 Total Annual Costs	\$138,660*

*ANNUAL DUES SUBJECT TO 10% VAT





Baker's Bay
GOLF & OCEAN CLUB



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