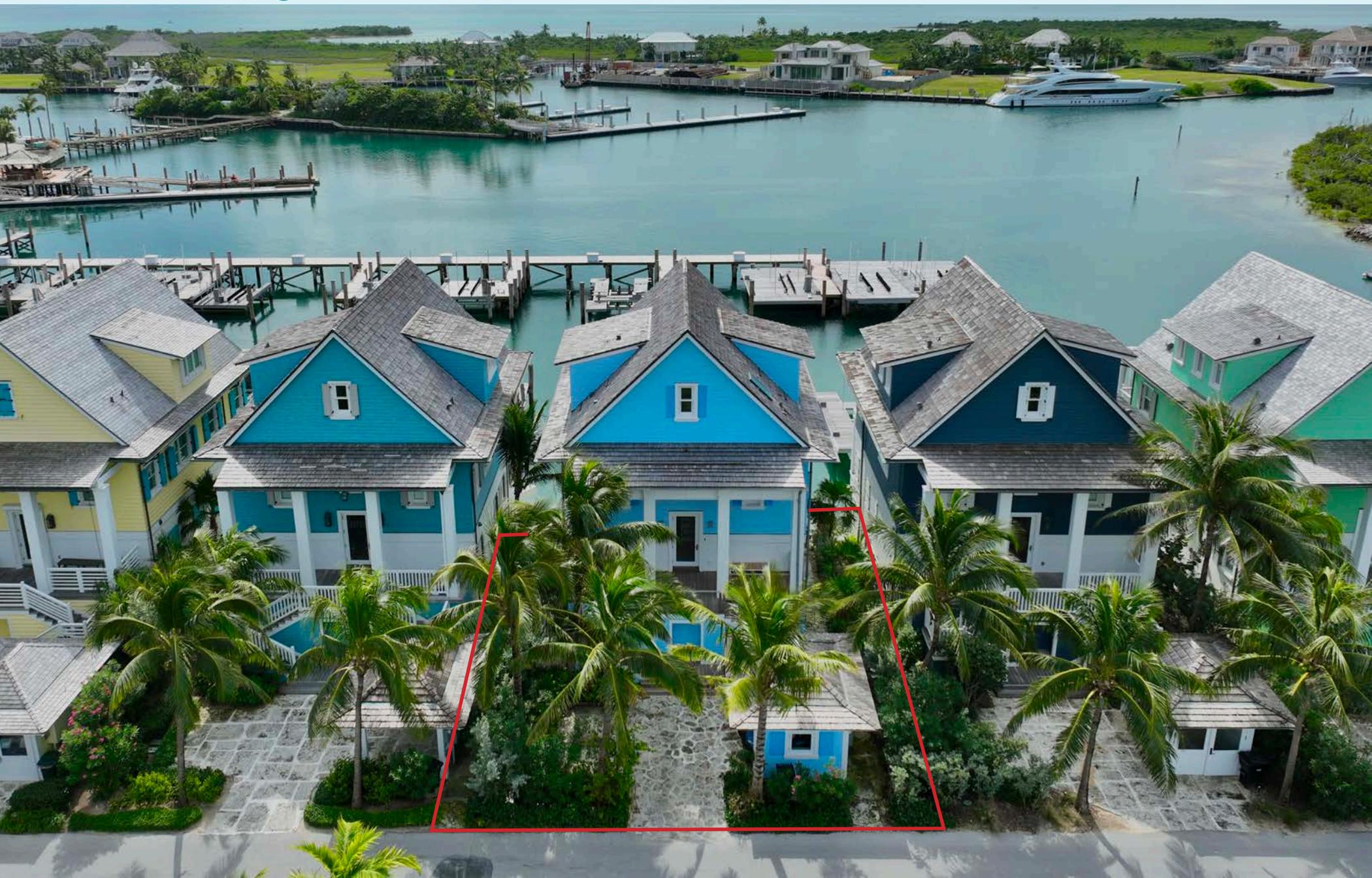




Baker's Bay
GOLF & OCEAN CLUB

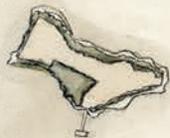
Marina Village Boathouse #6





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



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

BAKER'S BAY
ESTATE LOTS

GOLF COURSE

- Practice Range
- Short Game Area
- Pro Shop

Sea of Abaco

Boathouse #6

BAKER'S BAY

ATLANTIC COAST HOMES

ATLANTIC FLATS

ATLANTIC BEACH

MARINA VILLAGE POOL

SUNRISE BEACH COTTAGES

SUNRISE BEACH FLATS

SUNSET PIER FLATS

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

MANGROVE PRESERVE

FOR PRESERVATION STUDY

JOES CREEK

SAND FLATS

SEA PORT

- Sea Plane Ramp
- Fueling Pier
- Customs & Immigration

EAST VILLAGE

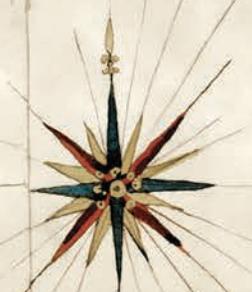
- Dockside Bar and Grill
- Fitness Center
- Muscle Beach
- Pool

DIAMOND POINT

Marsh Harbour

SETTLEMENT

*via Bonnaventure
innouso bellegrade*



SHELL ISLAND

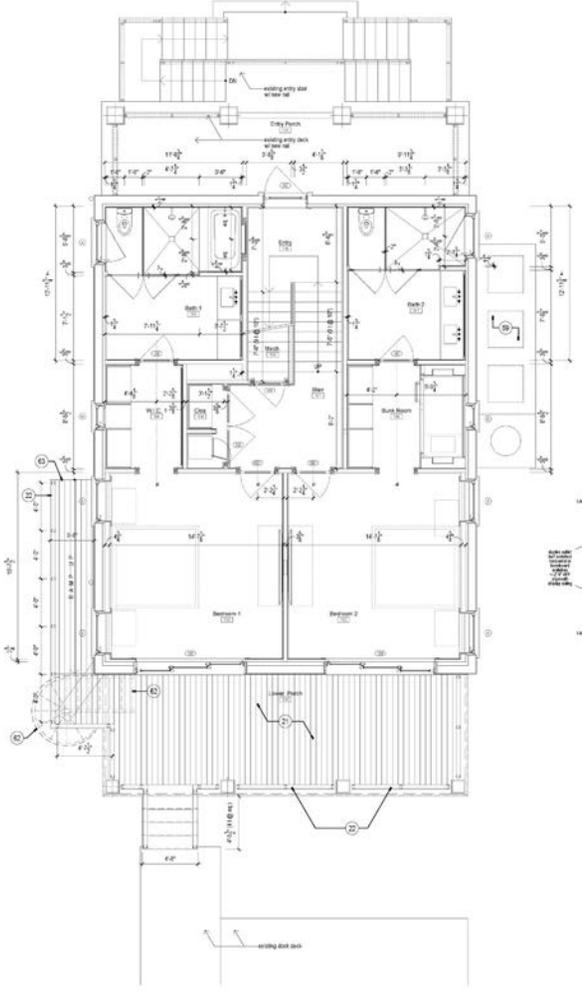


Boathouse #6 is every boater's dream come true. The marina boathouses are one of the most unique and sought after residential options at Baker's Bay. Set on the northern edge of the marina, this 3-story, 4-bedroom Boathouse offers panoramic views of the Marina Village, Conch Shack, and Sea of Abaco.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

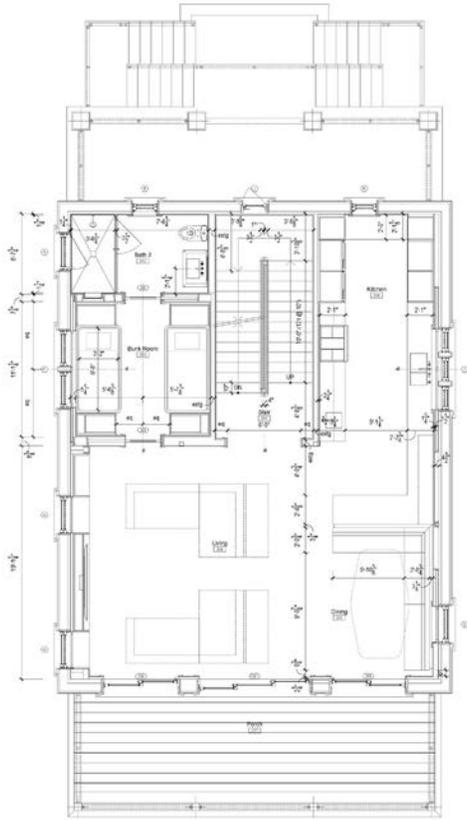
Bed/Bath	4 bed/4 bath
A/C SQ	3,989 sf
Porches /Balconies	943 sf
Dock length	50'
Views	Marina & Sea of Abaco



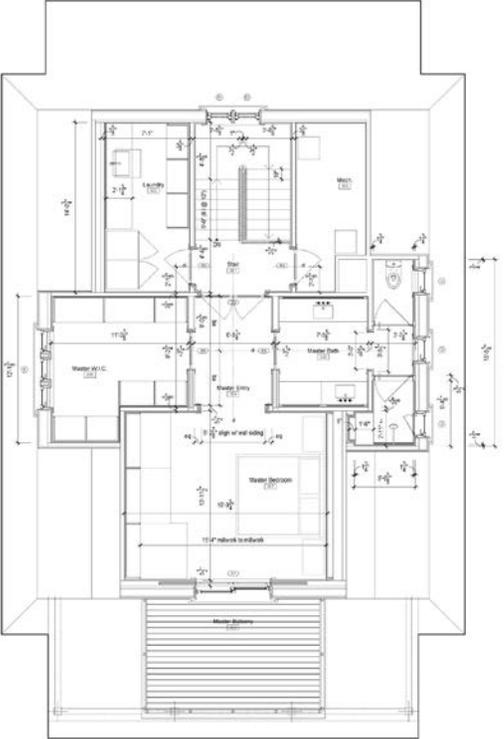
Boathouse #6 Floor Plan



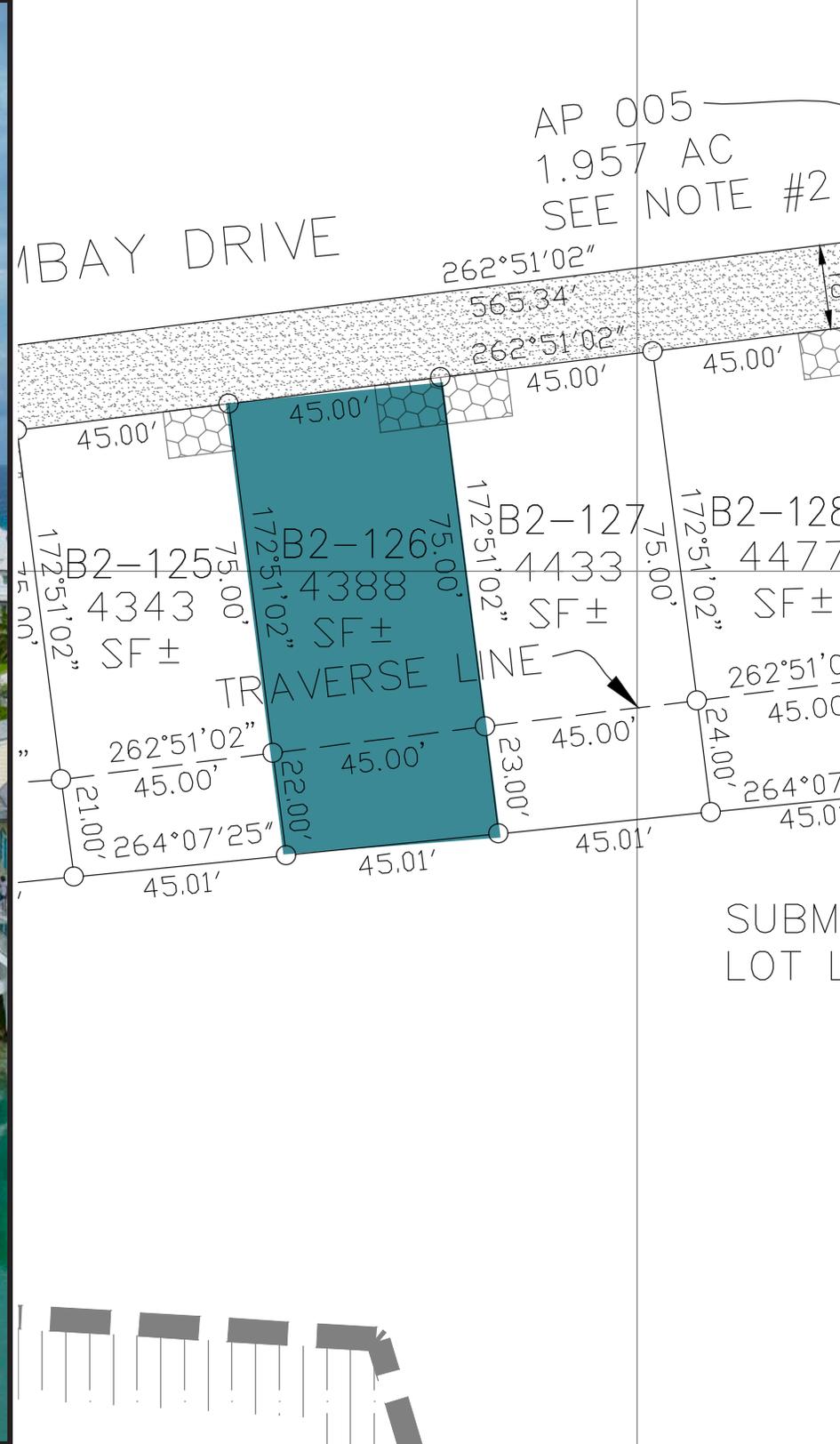
1 Ground Floor Plan
A100 scale: 1/4" = 1'-0"



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



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

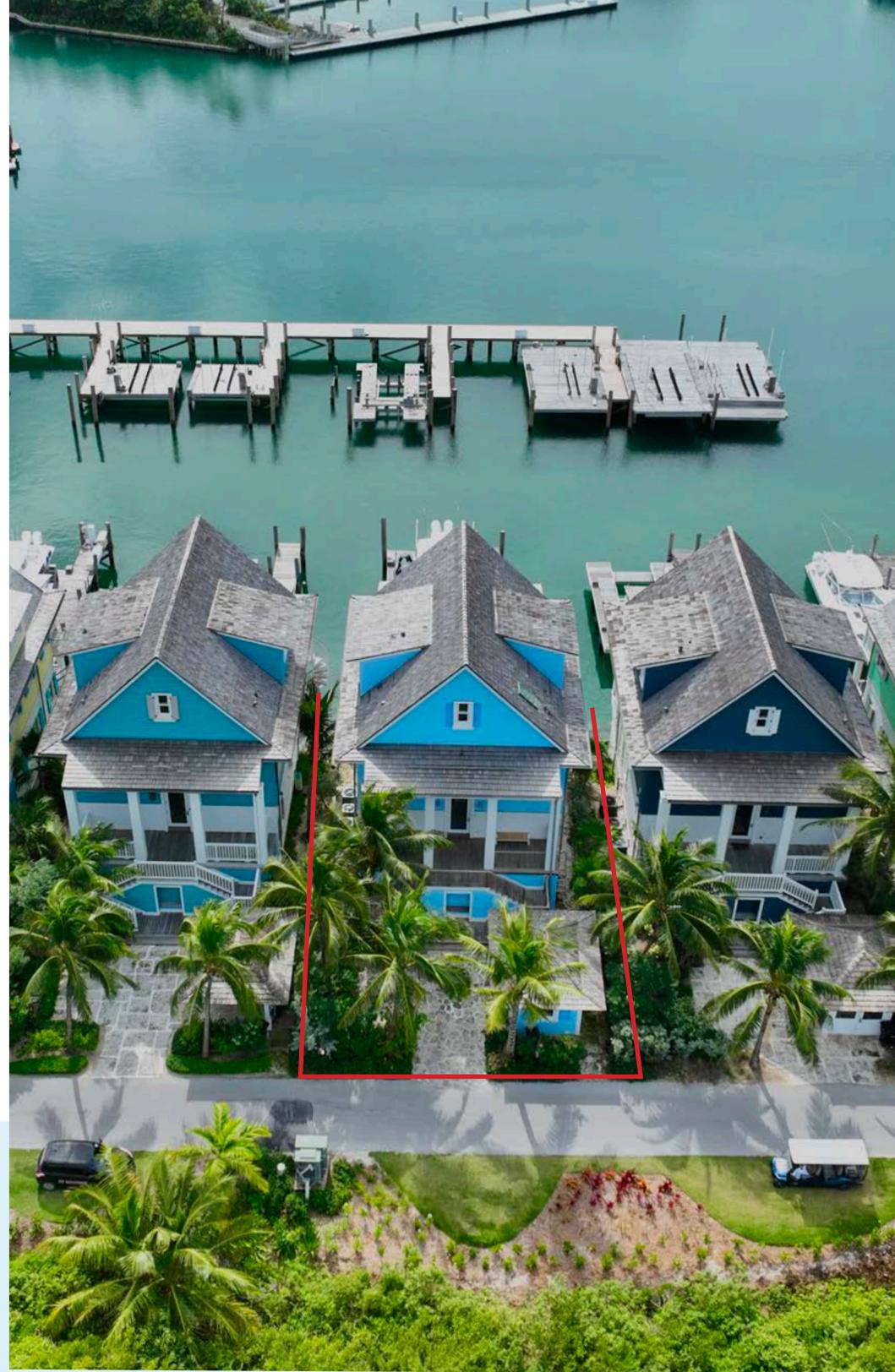




Cost Breakdown

Marina Village Boathouse #6	\$9,500,000
VAT on Sales Price (5%)	\$475,000
Attorney Fee (0.5% of Purchase Price)	\$47,500
VAT on Attorney Fee (10%)	\$4,750
Club Membership Initiation	\$250,000
<hr/>	
Total Initial Costs	\$10,277,250
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 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