Marina Village Boathouse #6

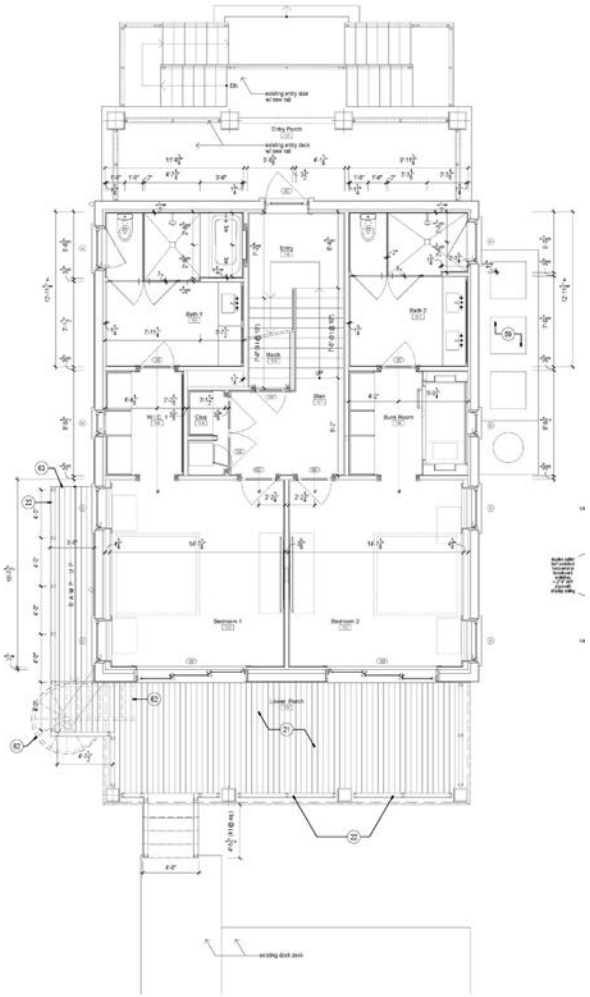
Baker's Bay
GOLF & OCEAN CLUB

Baker's Bay
GOLF & OCEAN CLUB
WHALE'S TAIL ESTATE LOTS
CHAPEL POINT
GUMELEMI CAY PRIVATE ISLAND ESTATE
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
ATLANTIC CLUB
ATLANTIC CLUB COTTAGES
BAKER'S BAY ESTATE LOTS
GOLF COURSE
· Practice Range
· Short Game Area
· Pro Shop
ATLANTIC COAST HOMES
BAKER'S BAY
Sea of Abaco
Boathouse #6
ATLANTIC FLATS
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
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
ATLANTIC BEACH
MARINA VILLAGE POOL
SUNRISE BEACH COTTAGES
SUNRISE BEACH FLATS
SUNSET PIER FLATS
MANGROVE PRESERVE
SHELL ISLAND
FOR PRESERVATION + STUDY
JOE'S CREEK
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

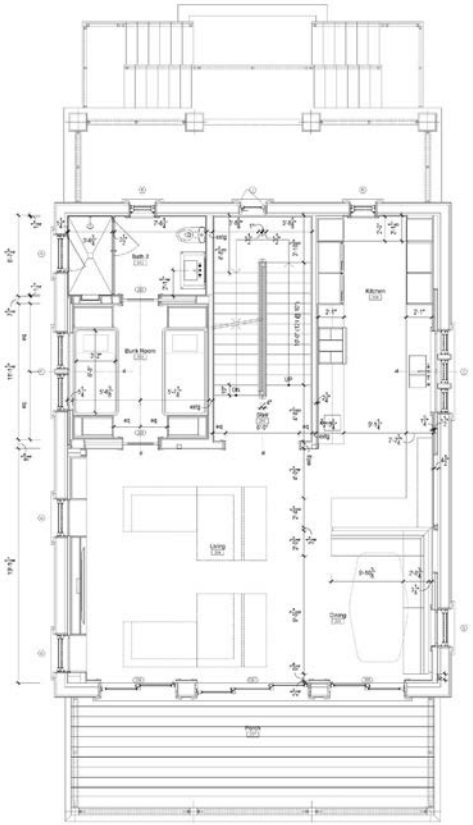
Boathouse #6 is every boater's dream come true. The marina boathouses are one of the most unique and sought after residential options at Baker's Bay. Set on the northern edge of the marina, this 3-story, 4-bedroom Boathouse offers panoramic views of the Marina Village, Conch Shack, and Sea of Abaco.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

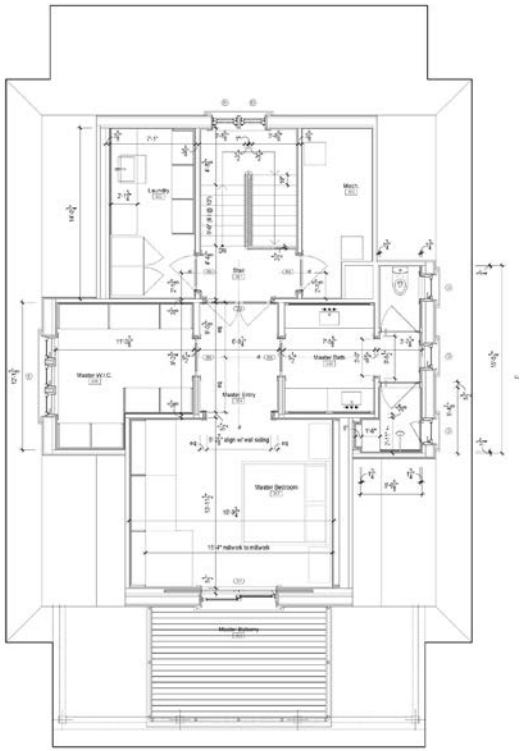
Boathouse #6 Floor Plan



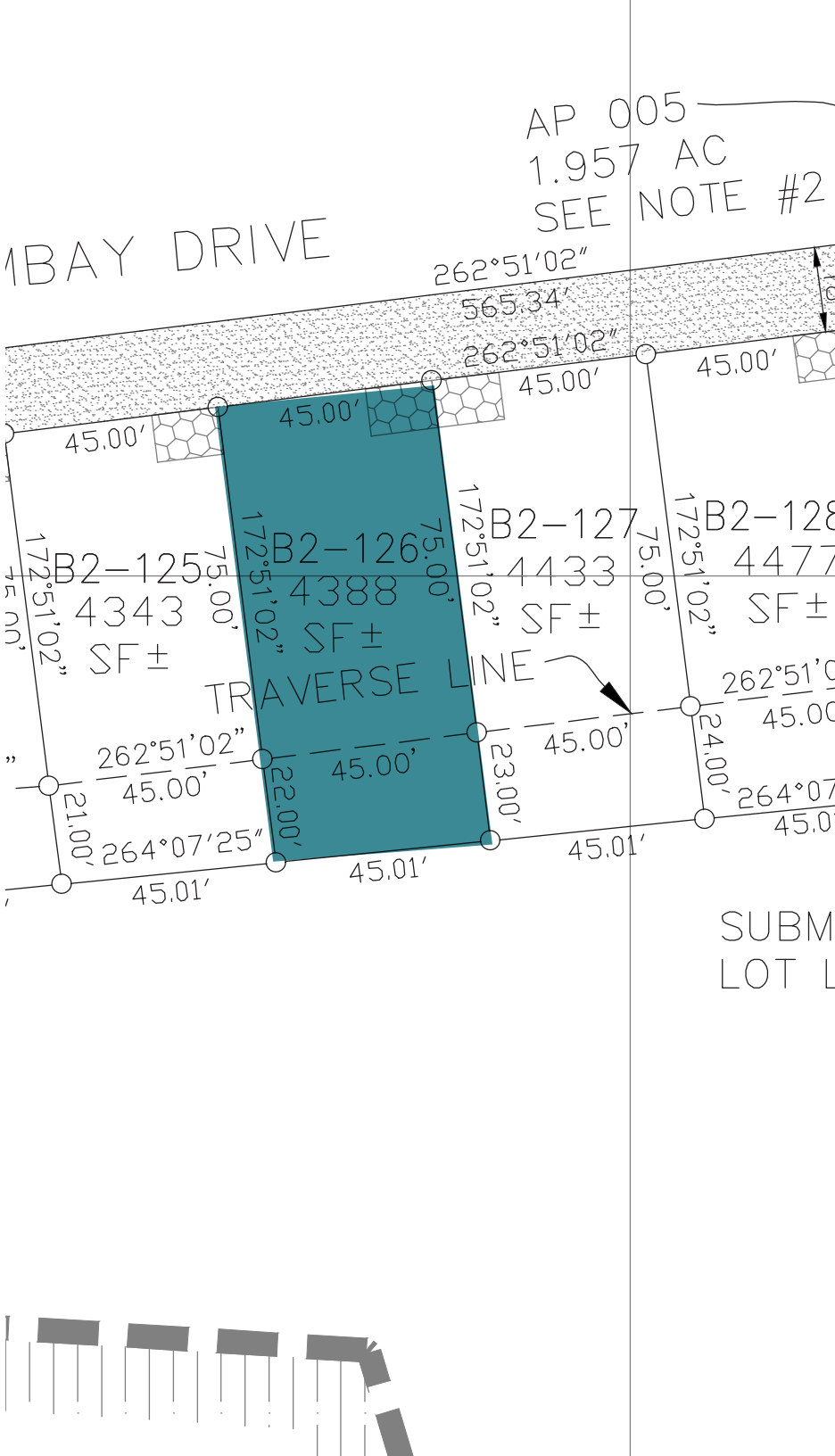
1 A100 Ground Floor Plan
scale: 1/4" = 1'-0"



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



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


AP 005
1.957 AC
SEE NOTE #2
BAY DRIVE
262°51'02"
565.34'
262°51'02"
45.00'
45.00'
45.00'
45.00'
B2-125
4343
SF±
172°51'02"
75.00'
B2-126
4388
SF±
172°51'02"
75.00'
B2-127
4433
SF±
172°51'02"
75.00'
B2-128
4477
SF±
172°51'02"
TRAVERSE LINE
262°51'02"
45.00'
45.00'
45.00'
262°51'02"
45.00'
21.00'
22.00'
23.00'
24.00'
264°07'25"
45.01'
45.01'
45.01'
264°07
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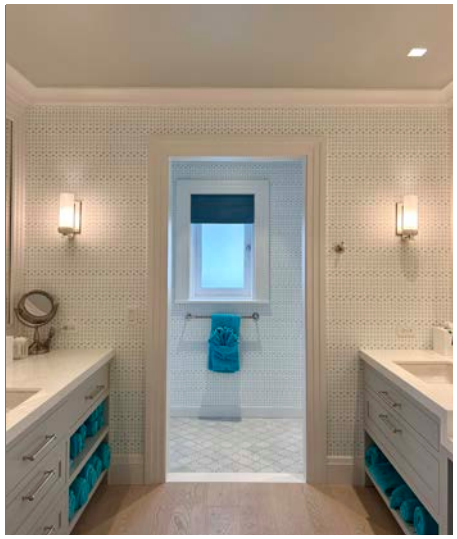
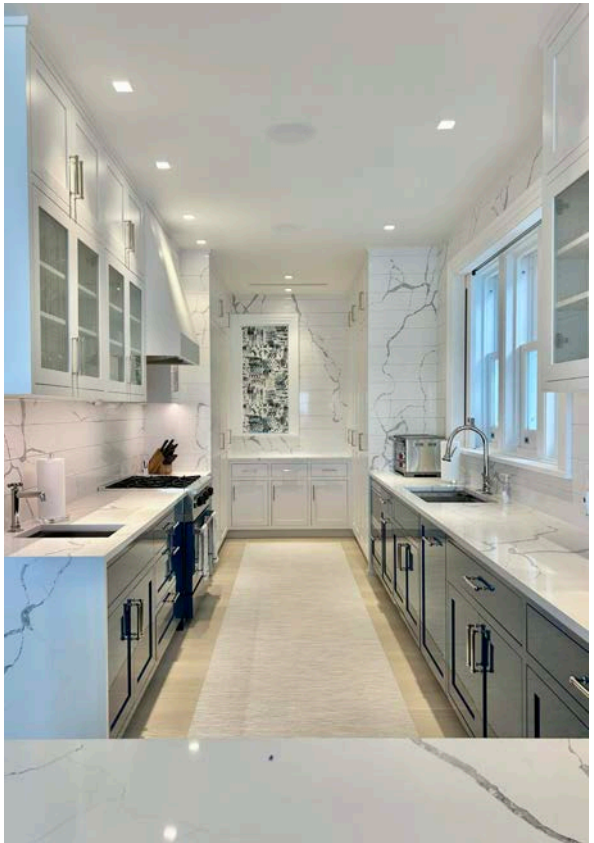
SUBM
LOT L



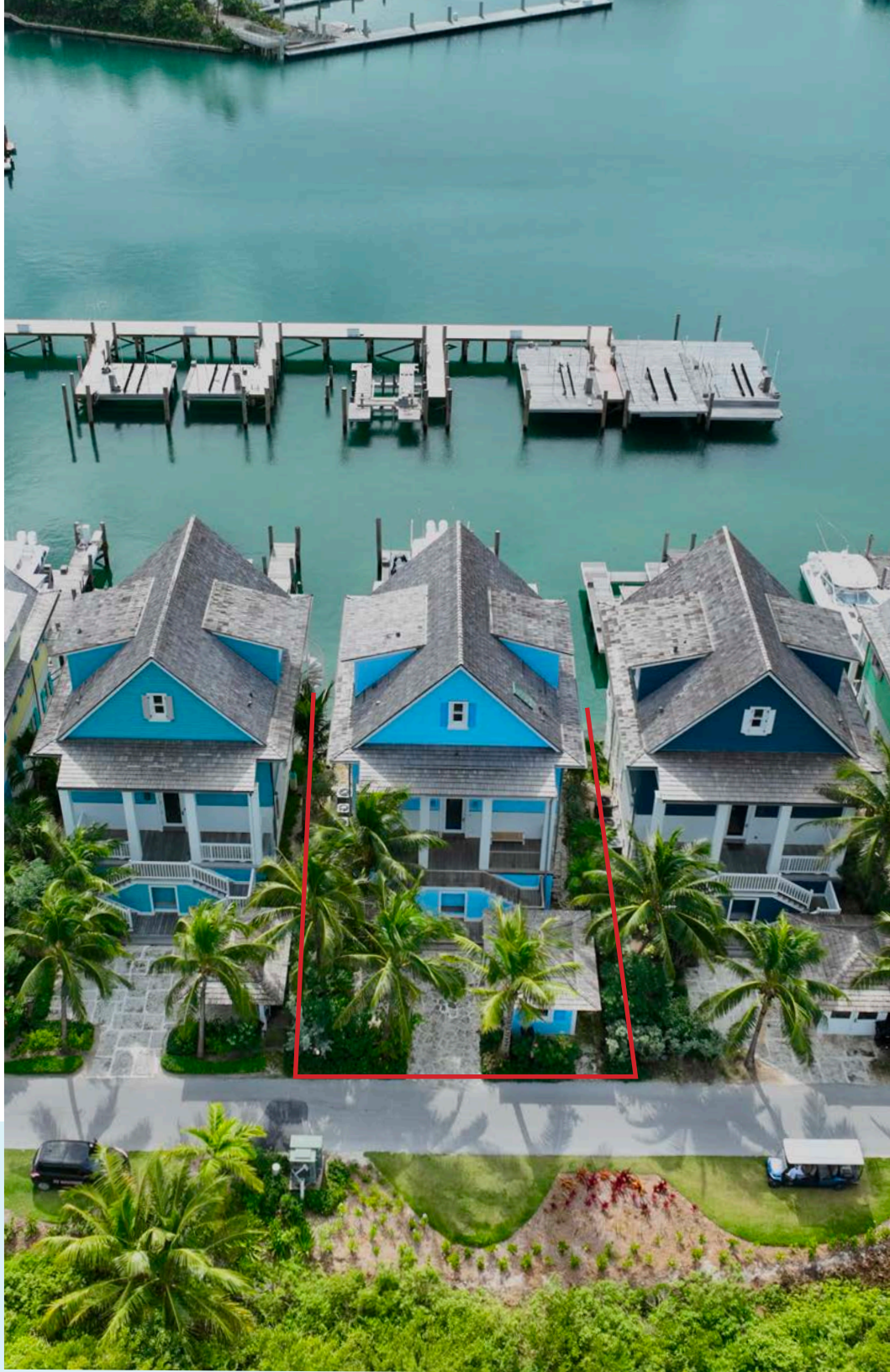


Cost Breakdown

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	$750,000
Total Initial Costs	$10,777,250

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 | bakersbayclub.com