



Baker's Bay
GOLF & OCEAN CLUB

Footprint in the Sand | Boathouse #8



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 Kid's Club
- Kid's Diner
- Theater
- Game Room
- Marine Science Classroom

BEACH CLUB COTTAGES

Notes



WHALE'S TAIL ESTATE LOTS

SPA COTTAGES
SPA BUNGALOWS

ATLANTIC OCEAN

SIP SIP

Plant Nursery & Orchard

ATLANTIC CLUB COTTAGES (PHASE 2)

ATLANTIC CLUB

- Dining Pavilion
- Banker's Bar

ATLANTIC CLUB COTTAGES



ATLANTIC COAST HOMES

PHASE 2 ATLANTIC COAST HOMES

BAKER'S BAY ESTATE LOTS

GOLF COURSE

- Practice Range
- Short Game Area
- Pro Shop

Sea of Abaco

BAKER'S BAY

SUNSET PARK

- Ball Fields
- Batting Cage
- Sport Court
- Outdoor Pursuits
- Bocce Ball & Horse Shoes
- Ropes Course
- Jolly 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

BAKER'S BAY MARINA VILLAGE

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

EAST VILLAGE

- Dockside Bar and Grill
- Fitness Center
- Pool
- Ziplines
- Waterslide

SUNRISE BEACH FLATS

ATLANTIC BEACH

MARINA VILLAGE POOL

SUNRISE BEACH COTTAGES

SUNSET PIER FLATS

MANOUEVE RESERVE

Boathouse #8

SAND FLATS

FOR PRESERVATION + STUDY

JOES CREEK

DIAMOND POINT

Marsh Harbour

SEA PORT

- Sea Plane Docks & Ramp
- Fueling Pier
- Customs & Immigration

SETTLEMENT

SHELL ISLAND



Baker's Bay
GOLF & OCEAN CLUB

GREAT GUANA CAY
ABACO, THE BAHAMAS
TEL (959) 256-9361

WWW.BAKERSBAYCLUB.COM

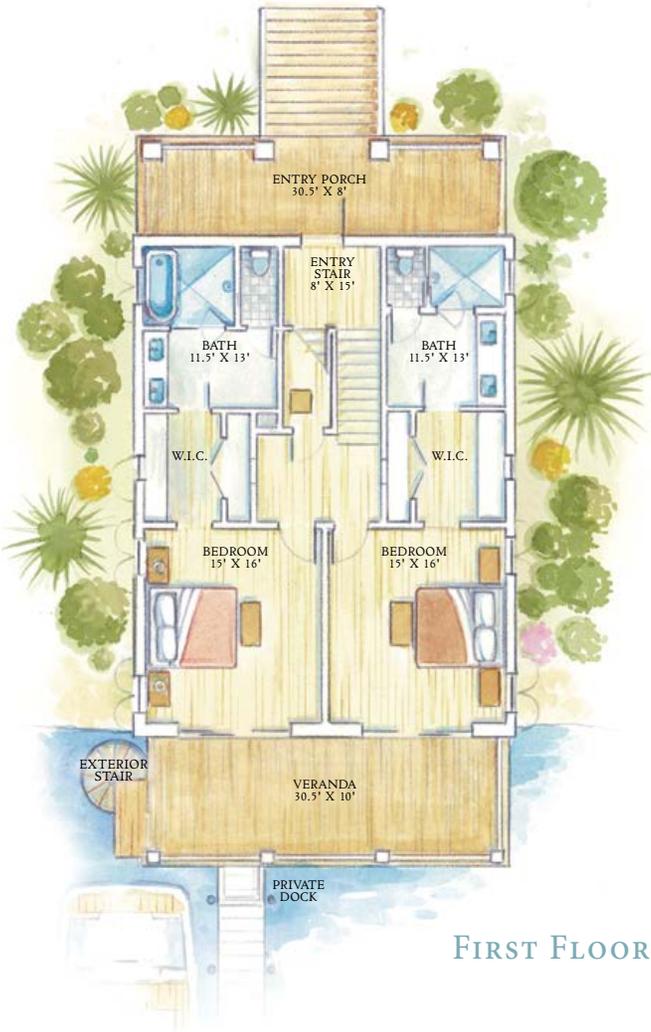
*via Bonnaventure
in novobellegradre*

“Footprint in the Sand” 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 Captain’s Cottage offers panoramic views of the marina village, Conch Shack, and Sea of Abaco. A 3rd floor master suite is removed from the 1st and 2nd floor guest bedrooms, perfect for small families. 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	3,560 sf
Porches /Balconies	1,043 sf
Land Area	8,232 .19 acres
Dock length	50’
Views	Marina & Sea of Abaco



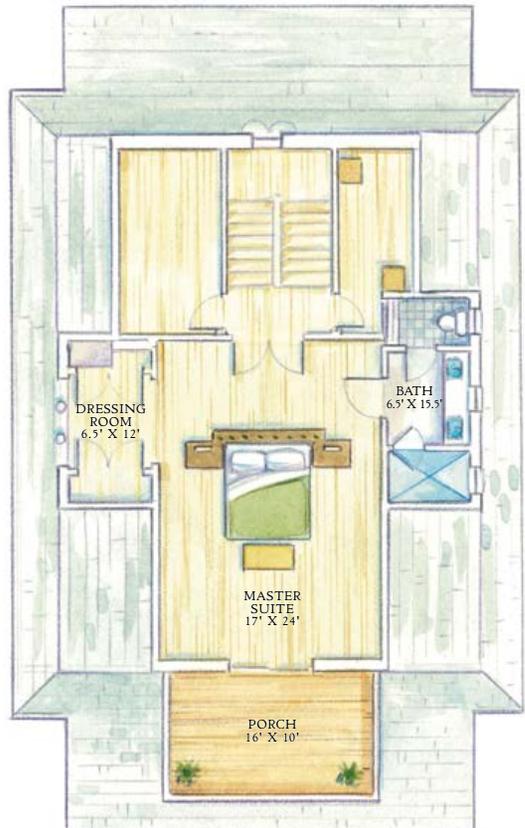
Boathouse #8 Floor Plan



FIRST FLOOR



SECOND FLOOR



ATTIC STORY



Cost Breakdown

Footprint in the Sand Boathouse #8	\$9,200,000
VAT on Sales Price (5%)	\$460,000
Attorney Fee (0.5% of Purchase Price)	\$46,000
VAT on Attorney Fee (10%)	\$4,600
Club Membership Initiation	\$250,000
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Total Initial Costs	\$9,960,600
2024 Club Dues (prorated)	\$84,185
2024 Homeowners' Association Dues (prorated)	\$40,200
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2024 Total Annual Costs	\$124,385





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