



**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

**Notes**

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**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*

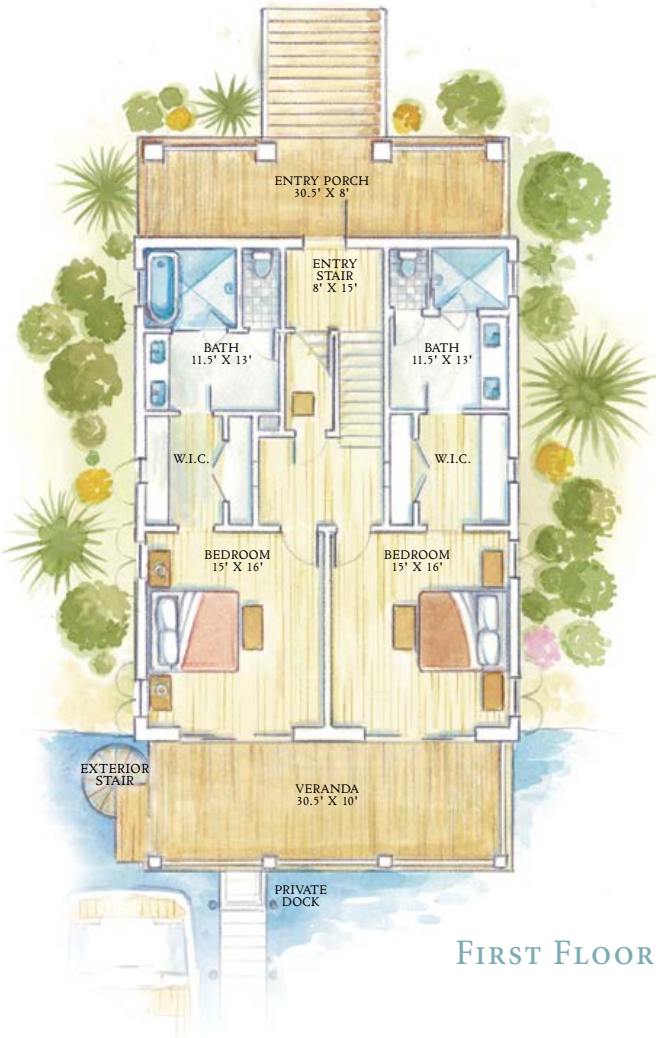
The materials, features, and amenities described and depicted herein are based upon current development plans, which are subject to change without notice. This development plan is not a legal or sales document and is intended to show only general relationships. It may be revised from time to time. Refer to plans, legal descriptions and CCR's for actual lot sizes and restrictions. No guarantee is made that the features and amenities depicted by artist's renderings or otherwise described will be built, or if built, will be in the same size or amount as depicted or described. Obtain the property report or its equivalent required by federal or state law and read it before signing anything. No federal or state agency regulated the merits or value of any property. The governmental plan is not intended to constitute an offering in violation of the law of any jurisdiction.

“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



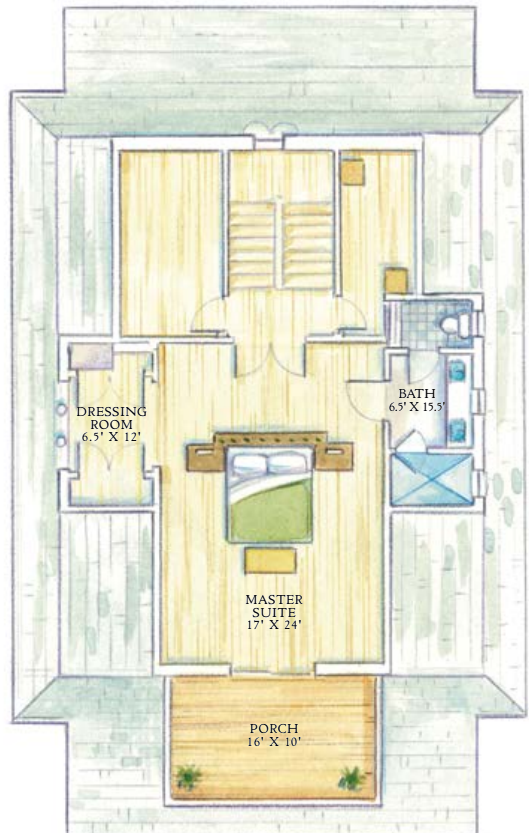
# Boathouse #8 Floor Plan



FIRST FLOOR



SECOND FLOOR

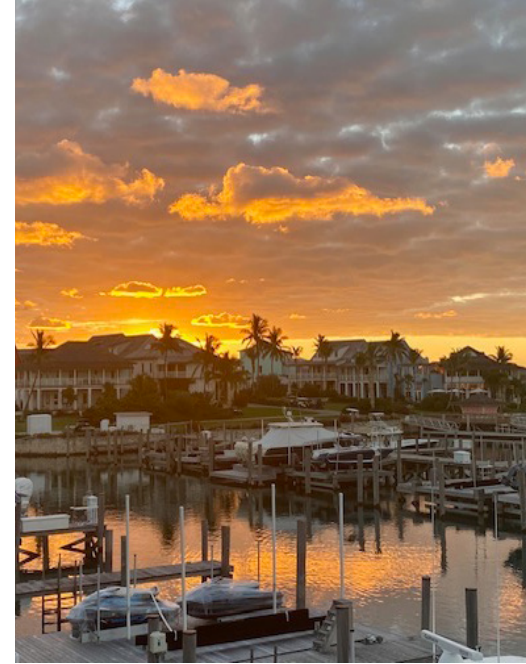


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## Cost Breakdown

Footprint in the Sand   Boathouse #8	\$8,750,000
VAT on Sales Price (5%)	\$437,500
Attorney Fee (0.5% of Purchase Price)	\$43,750
VAT on Attorney Fee (10%)	\$4,375
Club Membership Initiation	\$250,000
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Total Initial Costs	\$9,485,625
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](mailto:info@bakersbayclub.com) | [bakersbayclub.com](http://bakersbayclub.com)