



Baker's Bay
GOLF & OCEAN CLUB

"Calaside" Marina Village Home





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

BAKER'S BAY
ESTATE LOTS

GOLF COURSE

- Practice Range
- Short Game Area
- Pro Shop

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 OCEAN

SIP SIP

Plant Nursery & Orchard

ATLANTIC CLUB

ATLANTIC CLUB COTTAGES

ATLANTIC COAST HOMES

BAKER'S BAY

Sea of Abaco



"Calaside"

BAKER'S BAY MARINA VILLAGE

- 105 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

ATLANTIC FLATS

ATLANTIC BEACH

MARINA VILLAGE POOL

SUNRISE BEACH COTTAGES

SUNSET PIER FLATS

MANGROVE PRESERVE

SUNRISE BEACH FLATS

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



“Calaside” sits waterfront within the Marina Village between “B” and “C” docks...

This preferred location allows for easy access to the docks, Market, Marina Village fitness center and Conch Shack. Owners benefit from the Corner House Floor Plan that allows for panoramic southern views of the marina village, marina island and preserve beyond. with over 1,400 sqft of exterior living space, “Calaside” offers the perfect spot for morning coffee overlooking the marina, afternoon nap on the shaded balcony and a dinner party for 12 in the backyard

Bedroom/Bathroom	4/4.5
AC Area	3,755sf
Porch Area	1,435sf
Total Area:	5,190sf
Views	Sunrise Atlantic Ocean



"Calaside" Floor Plan



First Floor

"Calaside" Floor Plan



Second Floor



Cost Breakdown

"Calaside"	\$11,000,000
VAT on Sales Price (5%)	\$550,000
Attorney Fee (0.5% of Purchase Price)	\$55,000
VAT on Attorney Fee (10%)	\$5,500
Club Membership Initiation	\$250,000
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Total Initial Costs	\$11,860,500
2023 Club Dues (prorated)	\$76,500
2023 HOA Dues (prorated)	\$36,500
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2023 Total Annual Costs	\$113,000





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