

# Chitcho | Boathouse #9



**Baker's Bay**  
GOLF & OCEAN CLUB



**GUMELEMI CAY PRIVATE ISLAND ESTATE**



CHAPEL POINT

WHALE'S TAIL ESTATE LOTS



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
- Coconut's Kid's Club

BEACH CLUB COTTAGES

Cesamigos Bar

ATLANTIC CLUBS

ATLANTIC CLUB COTTAGES



BAKER'S BAY ESTATE LOTS

**GOLF COURSE**

- Practice Range
- Short Game Area
- Pro Shop

Sea of Abaco

BAKER'S BAY

ATLANTIC COAST HOMES

Boathouse #9

**BAKER'S BAY MARINA VILLAGE**

- 105 Slip Marina
- Will's Island
- Marina Club & Inn
- Marina Village Residences & Boat Houses
- Couch Shack Bar & Grille
- The Market
- Bla Boutique
- Medical Office
- Marina Fitness & Pool
- Marina, Member & Residential Services
- Sales Office

**SUNSET PARK**

- Ball Fields
- Batting Cage
- Sport Courts
- Outdoor Pursuits Docky
- Bocce Ball & Horse Shoes
- Jelly Beans
- Pirate's Playground
- Chef's Outdoor Kitchen Pavilion
- Fruit Orchard
- Pickleball
- Tennis Courts
- New Toddler Play Area
- Putt Putt Mini Golf

SUNSET PIER FLATS

ATLANTIC BEACH

SUNRISE BEACH COTTAGES

SUNRISE BEACH FLATS

MANGROVE PRESERVE

FLP 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

SHELL ISLAND

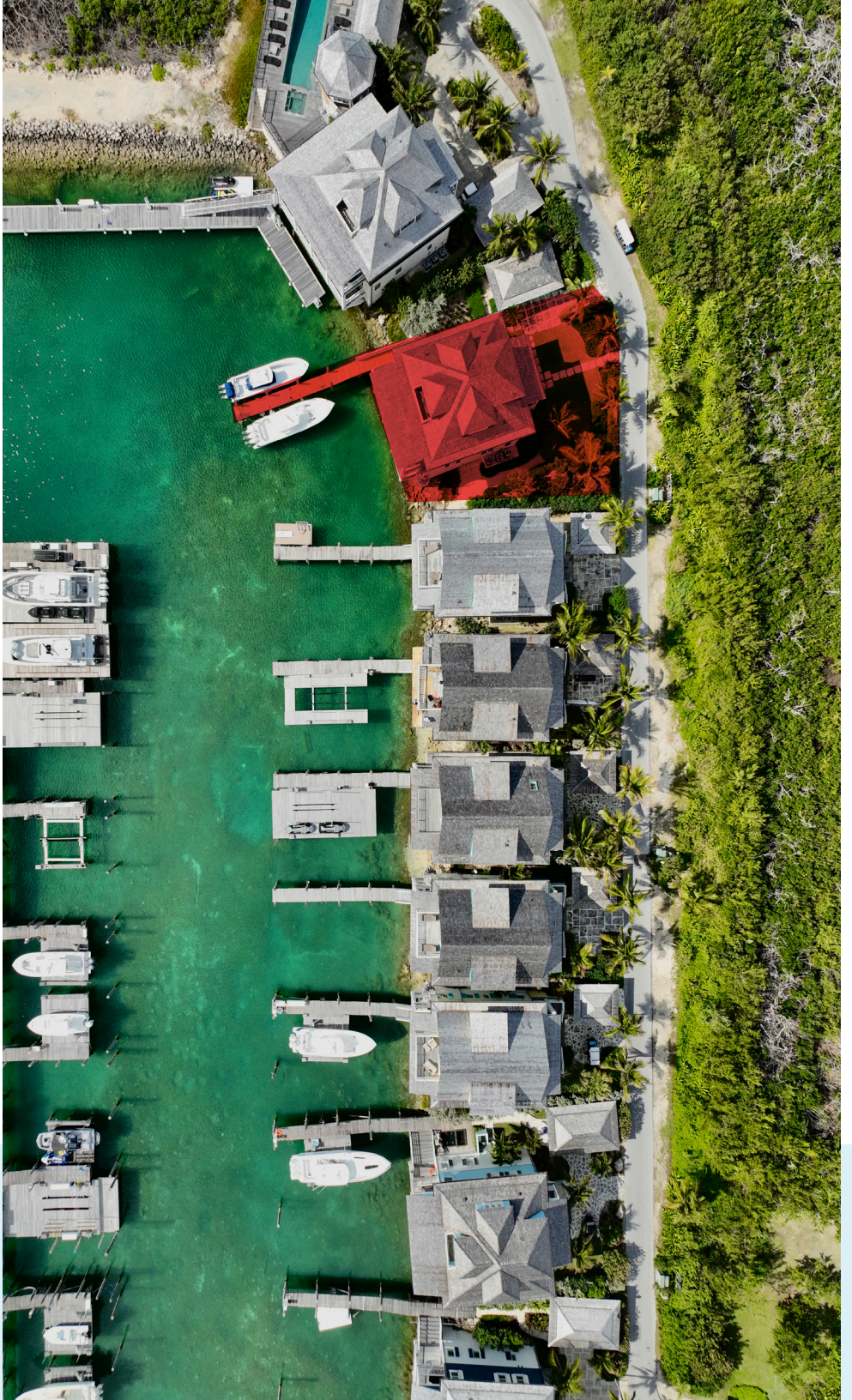
*via Bonnaventure  
innoubellegradie*



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'Chitcho' 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 Boat House offers panoramic views of the marina village, Conch Shack, and Sea of Abaco. There are three spacious guest suites on the main floor, separating the sleeping areas from the living area on the floor above. Second floor living allows for incredible views of the marina and serene natural lighting to enter the home from the floor-to-ceiling glass doors that open onto an expansive deck, perfect for hosting dinner parties or relaxing in the morning. The third story is home to the master bedroom with prime views of the marina and the Sea of Abaco.

Bed/Bath	4 bed/4.5 bath
A/C SQ	3,980 sf
Porches /Balconies	940 sf
Land Area	10,029 sf   .23 acres
Dock length	50'
Views	Marina & Sea of Abaco



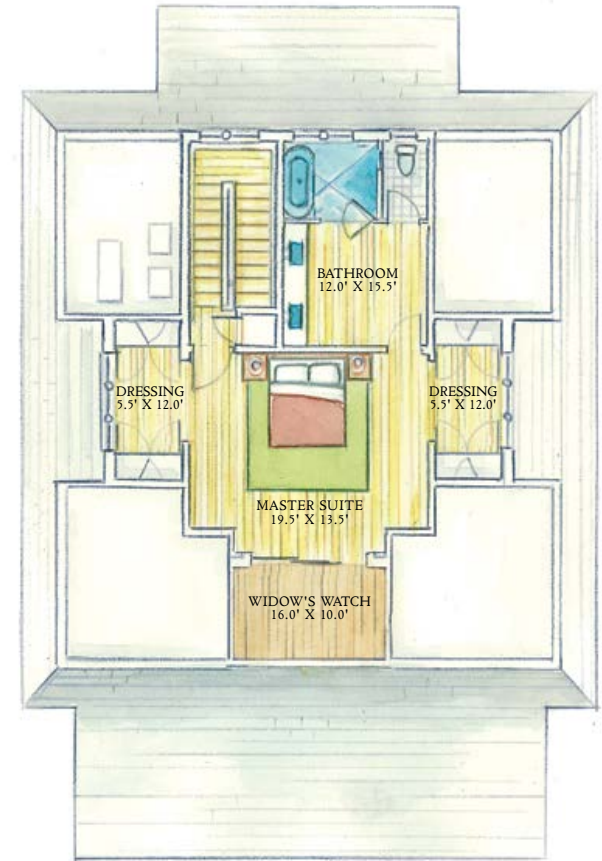
# Boathouse #9 Floor Plan



FIRST FLOOR

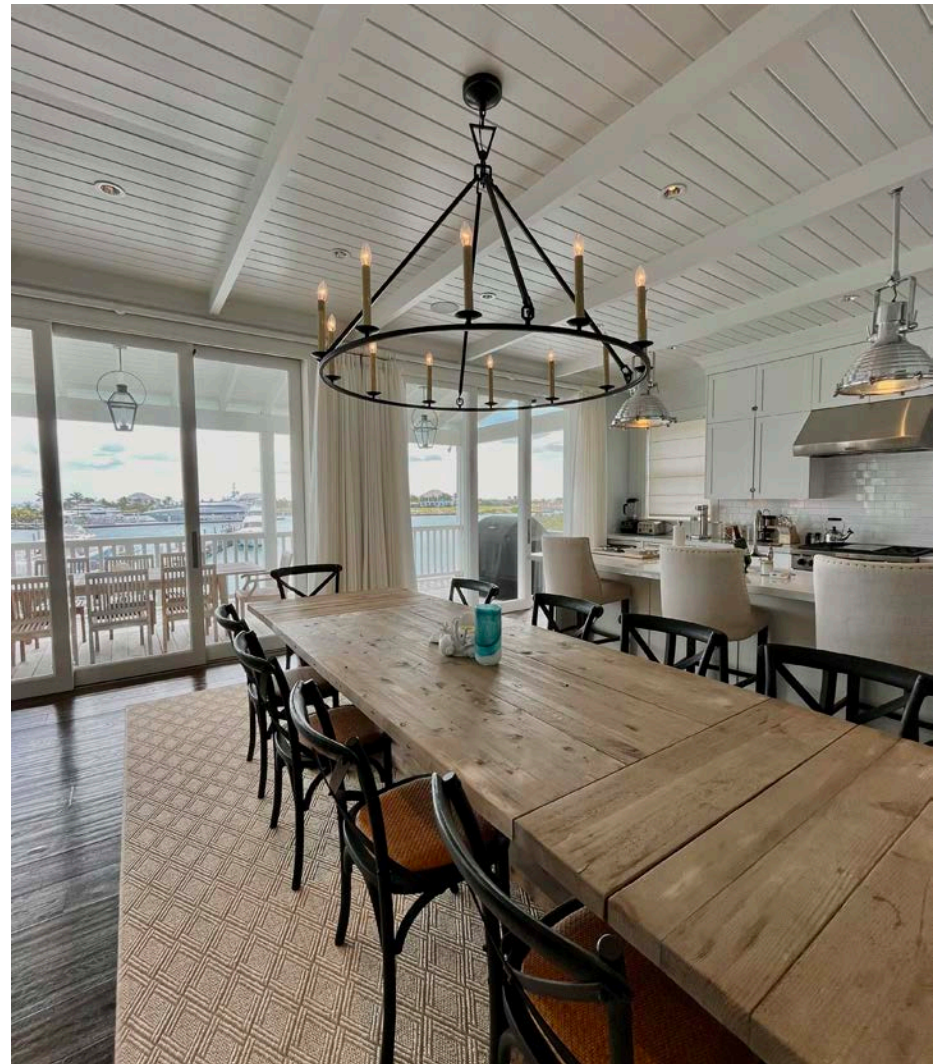


SECOND FLOOR



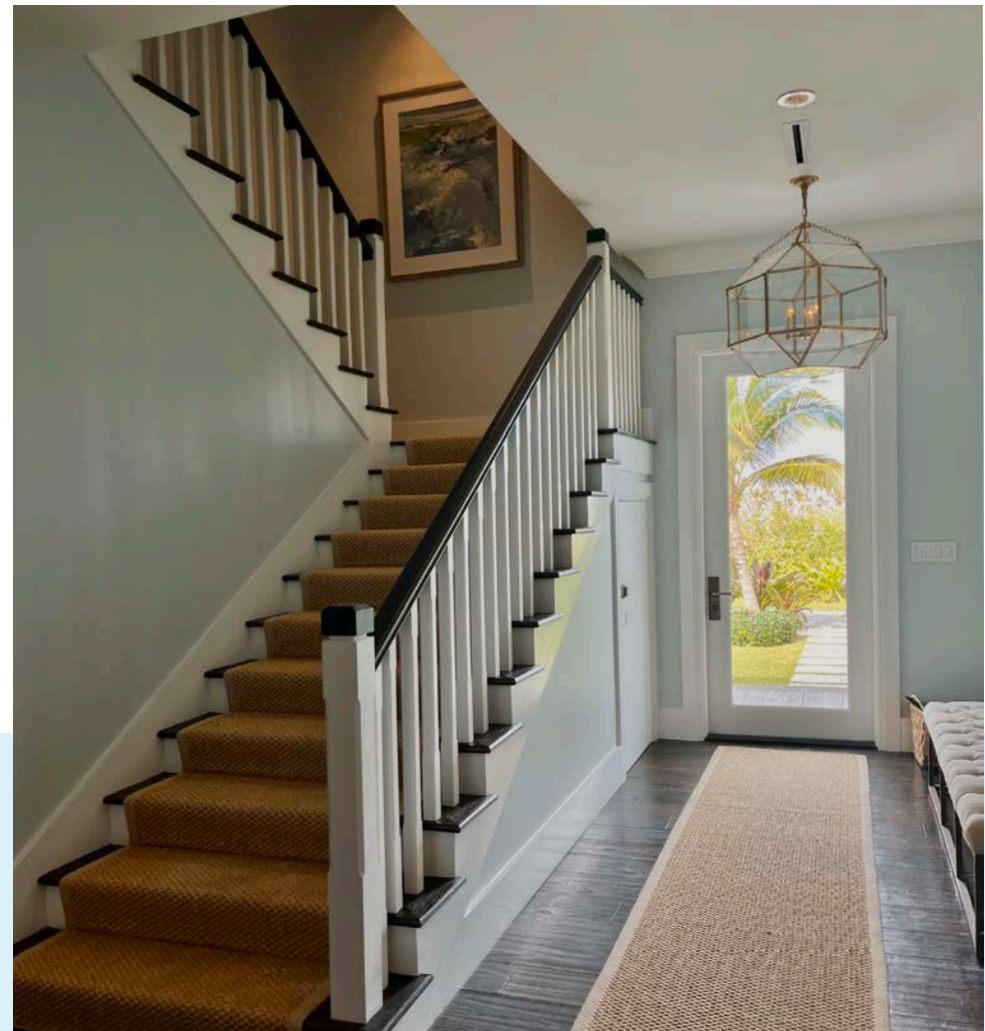
ATTIC STORY





## Cost Breakdown

Chitcho   Boathouse #9	\$10,990,000
VAT on Sales Price (5%)	\$549,500
Attorney Fee (0.5% of Purchase Price)	\$54.950
VAT on Attorney Fee (10%)	\$5,495
Club Membership Initiation	\$250,000
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Total Initial Costs	\$11,849,945
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)