



Baker's Bay
GOLF & OCEAN CLUB

"Chit Cho" | Boathouse #9





DARBY POINT

CONVENT OF
NUNNERY (Benedictine)

WINDMILL
BERRY
LAWN

ATLANTIC CAUSE

MAIN CLIFF

This cliff and
along them
is the
only place
where the sea
is not
broken by the
rocks

MARKET
PLACE

MARKET PLACE

SALT CAUSE

MARKET PLACE

Boathouse #9

MARKET PLACE

This is the
only place
where the sea
is not broken
by the rocks
and the only
place where
the sea is
not broken
by the rocks

MARKET PLACE

This is the
only place
where the sea
is not broken
by the rocks
and the only
place where
the sea is
not broken
by the rocks

MARKET PLACE

SALT PANS

This is the
only place
where the sea
is not broken
by the rocks

1763

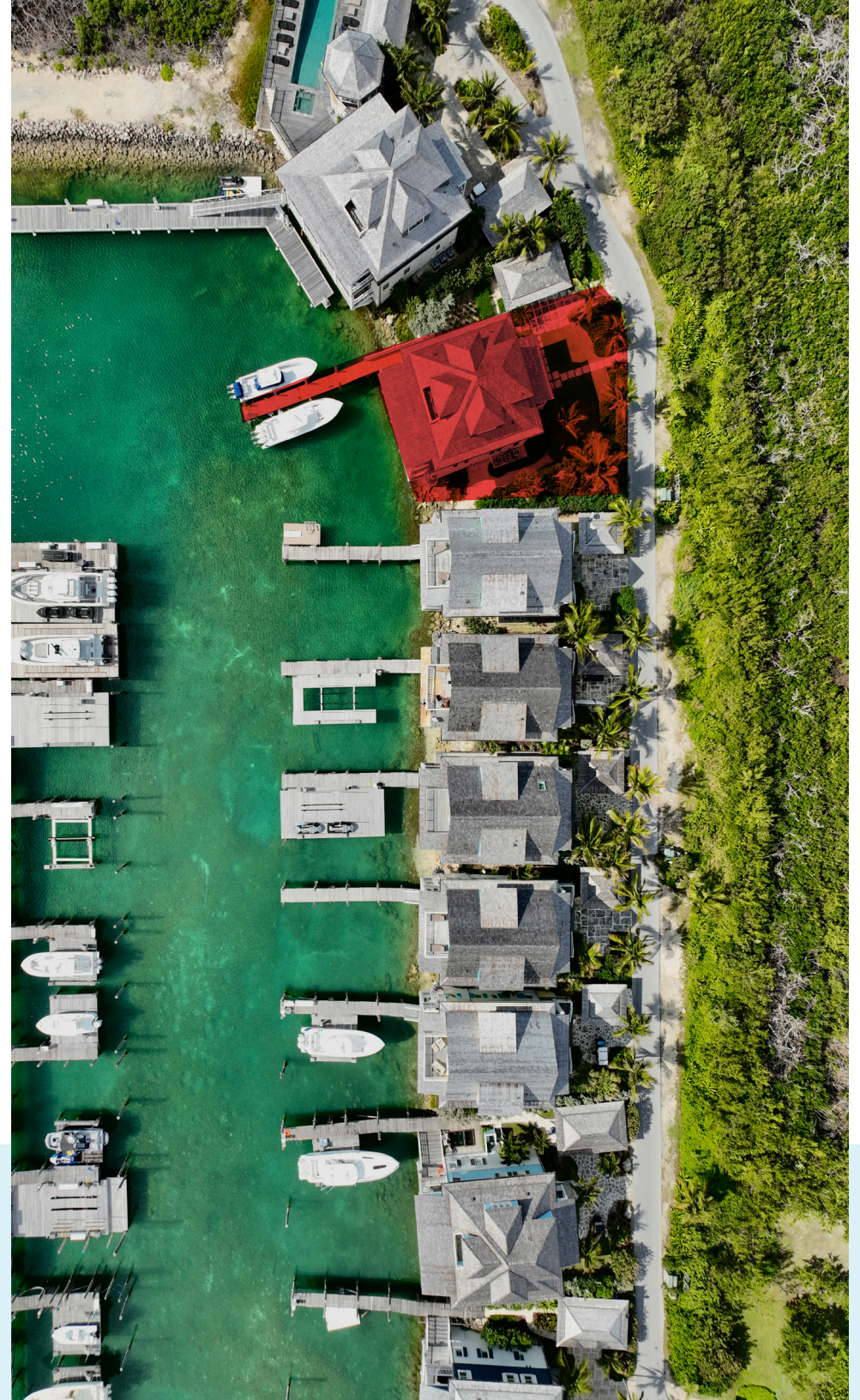
*In a Downward
direction
mountainous*

Mountains

1763

'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.

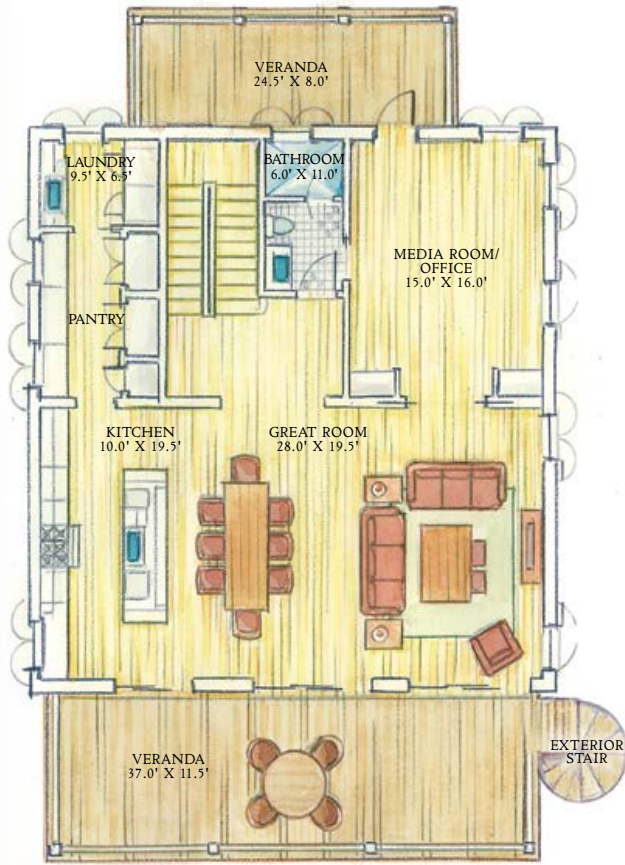
Bed/Bath	4 bed/5 bath
A/C SQ	3,980 sf
Porches /Balconies	940 sf
Land Area	10,029 sf .23 acres
Dock length	50'
Views	Marina & Sea of Abaco



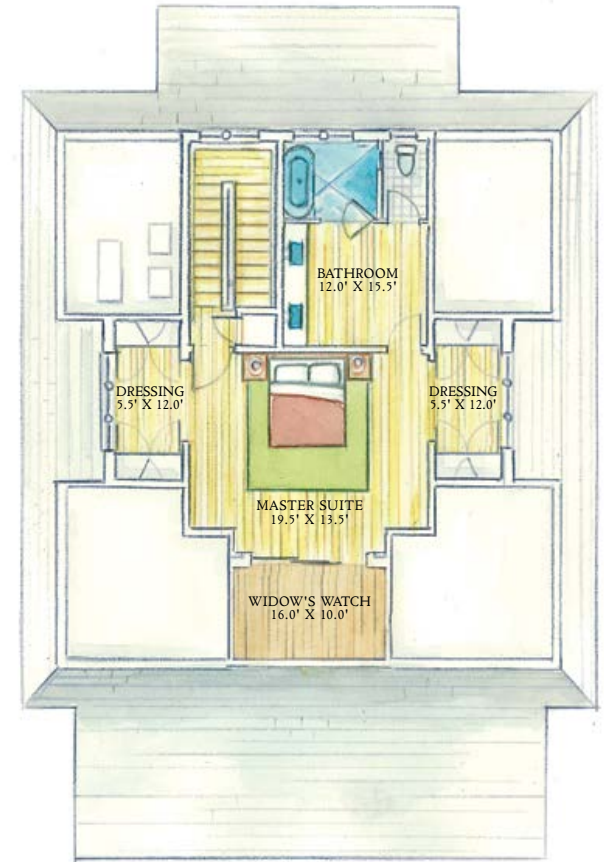
Boathouse #9 Floor Plan



FIRST FLOOR

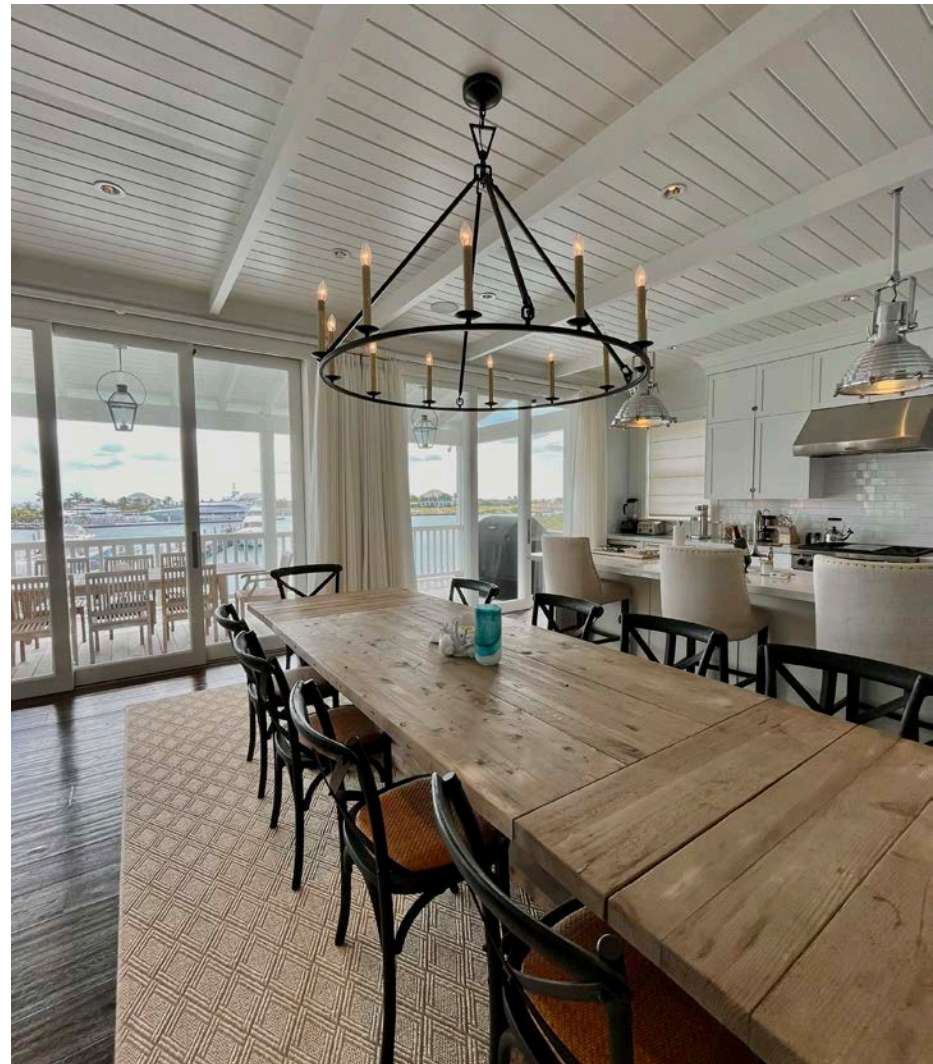


SECOND FLOOR



ATTIC STORY





Cost Breakdown

Chit Cho Boathouse #9	\$10,250,000
VAT on Sales Price (5%)	\$512,500
Attorney Fee (0.5% of Purchase Price)	\$51,250
VAT on Attorney Fee (10%)	\$5,125
Club Membership Initiation	\$250,000
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Total Initial Costs	\$11,068,875

2025 Club Dues (prorated)	\$93,000
2025 Homeowners' Association Dues (prorated)	\$42,000
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2025 Total Annual Costs	\$135,000*

*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