



Baker's Bay
GOLF & OCEAN CLUB

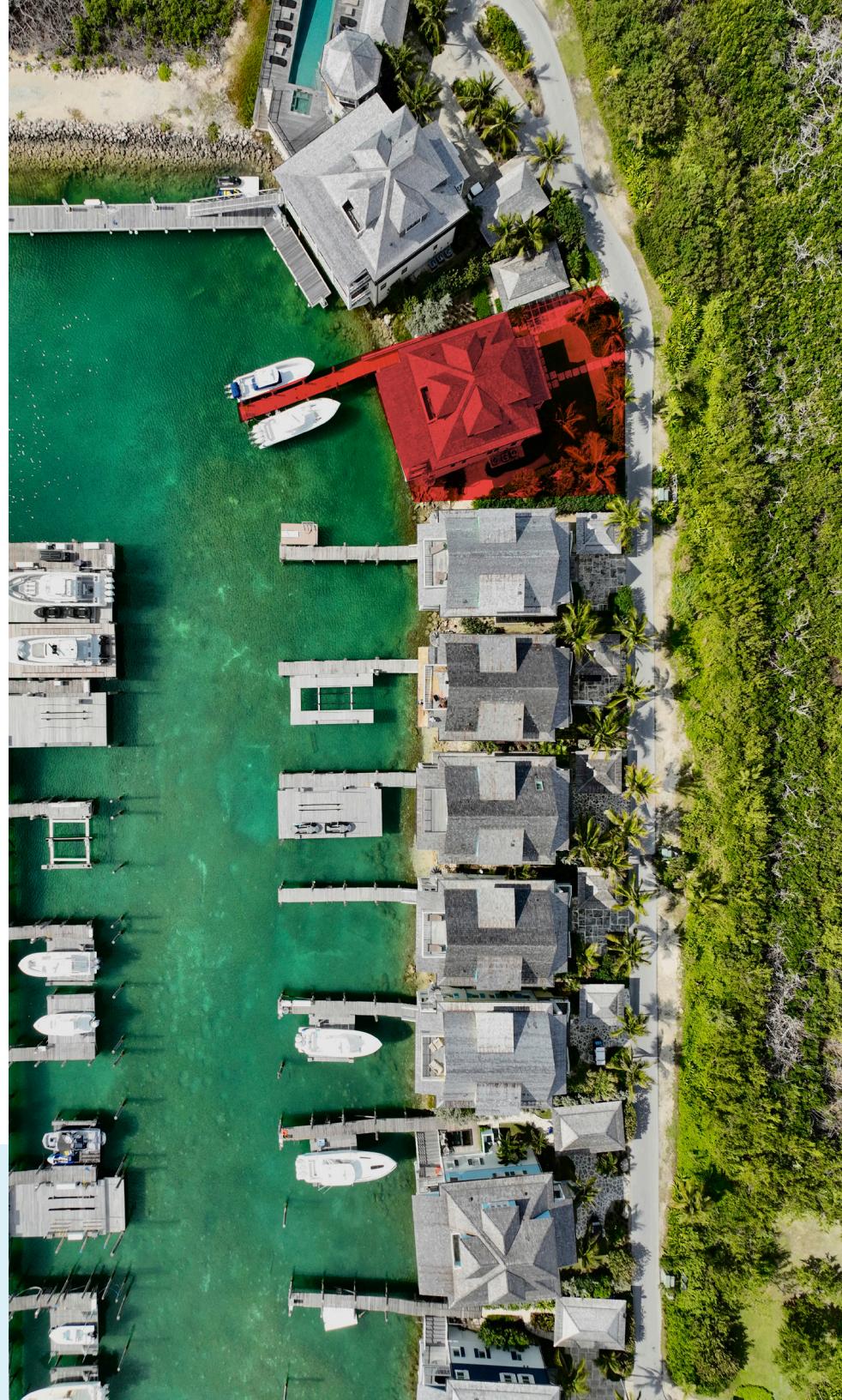
"Chit Cho" | Boathouse #9



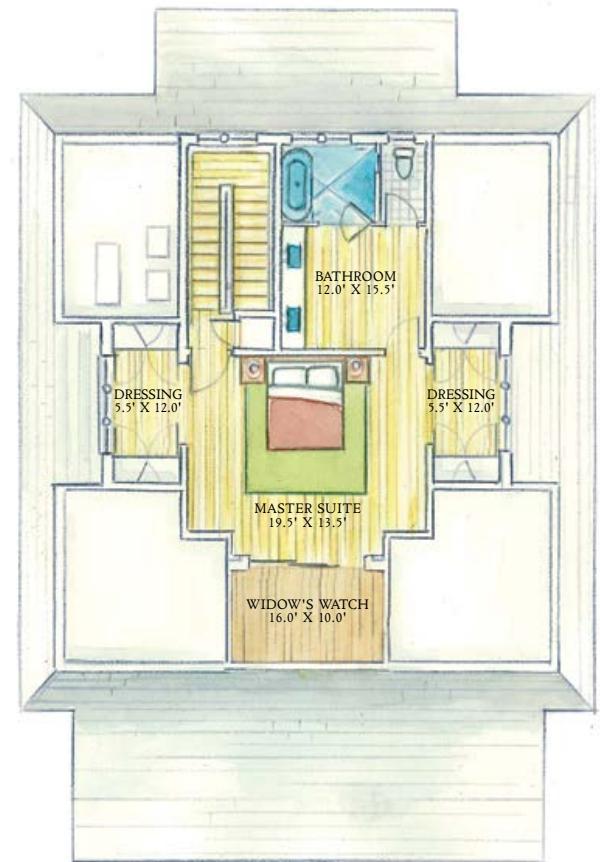
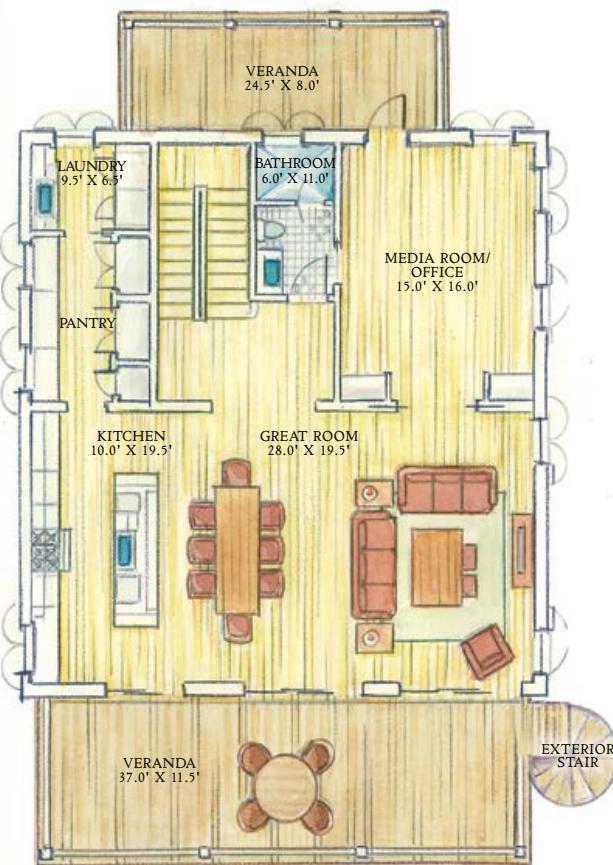


'Chitcho' is every boater's dream come true. The marina boathouses are one of the most unique and sought after residential options at Baker's Bay. Set on the northern edge of the marina, this 3-story, 4-bedroom Boat House offers panoramic views of the marina village, Conch Shack, and Sea of Abaco. There 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

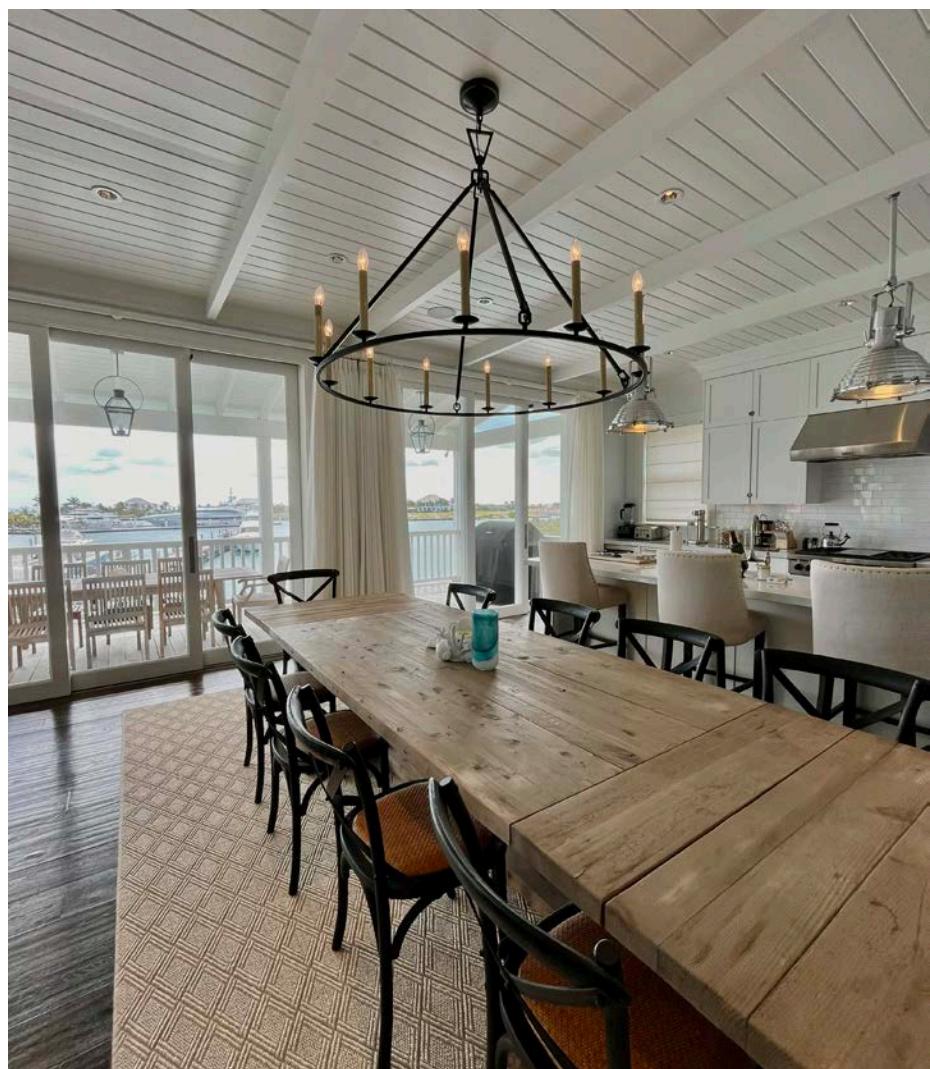


FIRST FLOOR

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
Total Initial Costs	\$11,068,875

Proposed 2026 Club Dues (prorated)	\$95,400
Proposed 2026 HOA Dues (prorated)	\$43,260
Proposed 2026 Total Annual Costs	\$138,660*



*ANNUAL DUES SUBJECT TO 10% VAT



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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