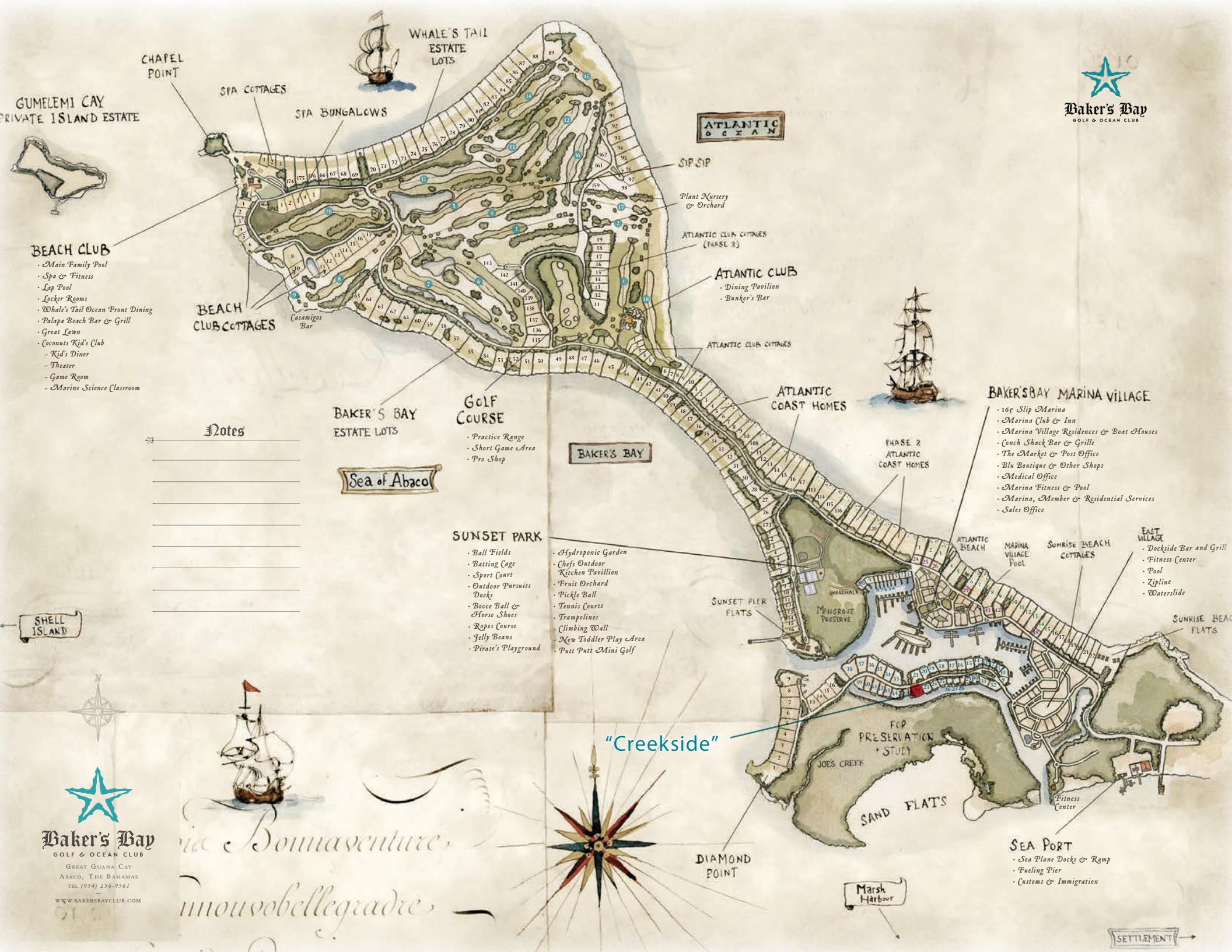
“Creekside” | Marina Island Home #22

Baker's Bay
GOLF & OCEAN CLUB




Baker's Bay
GOLF & OCEAN CLUB
CHAPEL POINT
SPA COTTAGES
SPA BUNGALOWS
WHALE'S TAIL ESTATE LOTS
GUMELEMI CAY
PRIVATE ISLAND ESTATE
ATLANTIC OCEAN
SIP SIP
Plant Nursery & Orchard
ATLANTIC CLUB COTTAGES (PHASE 2)
ATLANTIC CLUB
· Dining Pavilion
· Bunker's Bar
BEACH CLUB
· Main Family Pool
· Spa & Fitness
· Lap Pool
· Locker Rooms
· Whale's Tail Ocean Front Dining
· Palapa Beach Bar & Grill
· Great Lawn
· Coconuts Kid's Club
- Kid's Diner
- Theater
- Game Room
- Marine Science Classroom
BEACH CLUB COTTAGES
Casamigos Bar
ATLANTIC CLUB COTTAGES
BAKER'S BAY ESTATE LOTS
GOLF COURSE
· Practice Range
· Short Game Area
· Pro Shop
ATLANTIC COAST HOMES
BAKER'S BAY MARINA VILLAGE
· 165 Slip Marina
· Marina Club & Inn
· Marina Village Residences & Boat Houses
· Conch Shack Bar & Grille
· The Market & Post Office
· Blu Boutique & Other Shops
· Medical Office
· Marina Fitness & Pool
· Marina, Member & Residential Services
· Sales Office
Notes
BAKER'S BAY
Sea of Abaco
PHASE 2 ATLANTIC COAST HOMES
SUNSET PARK
· Ball Fields
· Batting Cage
· Sport Court
· Outdoor Pursuits Docks
· Bocce Ball & Horse Shoes
· Ropes Course
· Jelly Beans
· Pirate's Playground
· Hydroponic Garden
· Chefs Outdoor Kitchen Pavillion
· Fruit Orchard
· Pickle Ball
· Tennis Courts
· Trampolines
· Climbing Wall
· New Toddler Play Area
· Putt Putt Mini Golf
ATLANTIC BEACH
MARINA VILLAGE POOL
SUNRISE BEACH COTTAGES
EAST VILLAGE
· Dockside Bar and Grill
· Fitness Center
· Pool
· Zipline
· Waterslide
SUNSET PIER FLATS
MANGROVE PRESERVE
SUNRISE BEACH FLATS
SHELL ISLAND
"Creekside"
FOR PRESERVATION + STUDY
JOES CREEK
SAND FLATS
Fitness Center
DIAMOND POINT
Marsh Harbour
SEA PORT
· Sea Plane Docks & Ramp
· Fueling Pier
· Customs & Immigration
SETTLEMENT
Baker's Bay
GOLF & OCEAN CLUB
Great Guana Cay
Abaco, The Bahamas
tel (954) 256-9561
www.bakersbayclub.com

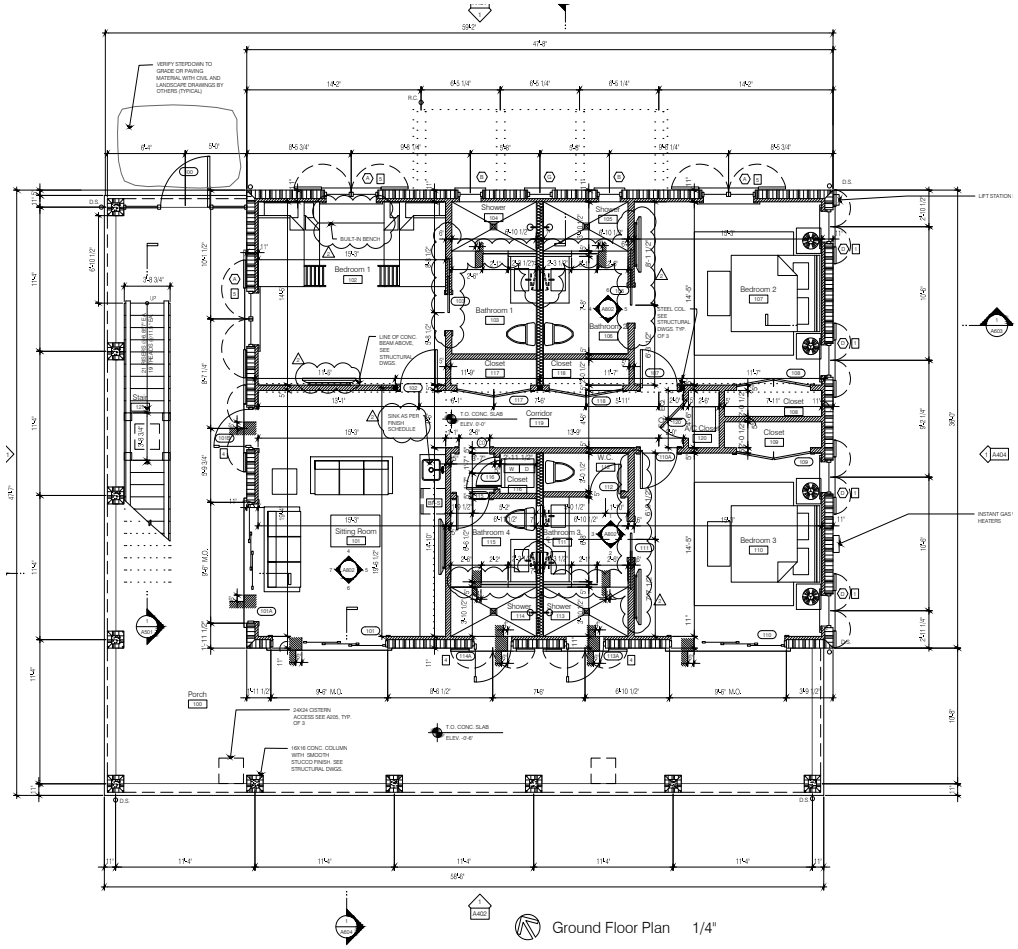
“CREEKSIDE” IS EVERY BOATER’S DREAM.

Set along 300 feet of canal frontage, this four-bedroom, two-story waterfront residence offers a refined blend of island living and exceptional boating convenience. The main living level features a chef’s kitchen, spacious open-concept living and dining areas, and a luxurious primary suite, all opening onto an expansive deck overlooking Sea of Abaco sunsets and the Mangrove Preserve. Designed for effortless waterfront living, the property includes a 40-foot floating dock, one 4,000-lb. skiff lift, two 24,000-lb. center-console lifts, and an air-conditioned boathouse with additional refrigerator/freezer storage and an ice maker. The lower level offers additional living and bedroom space, accessed exclusively by an exterior staircase for added privacy and separation. The generous lot also provides room to construct a guest house, offering even more space and flexibility for family and guests.

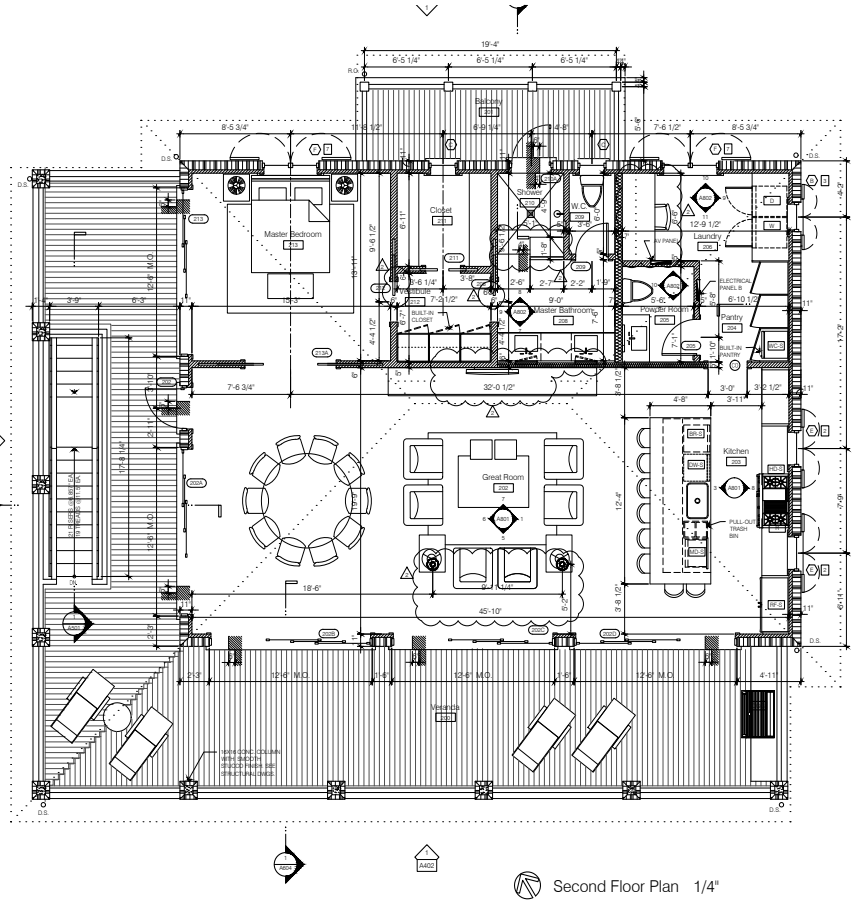
Land Area	19,321 sf | .39 acres
Bedroom/Bathroom	4/5
A/C SF:	3,400 sf
Dock	280’ with 3 lifts & floating dock
Depth of Lot	115’
Views	Sunset | Mangrove Preserve



“Creekside” Floor Plan



Ground Floor Plan 1/4"



Second Floor Plan 1/4"











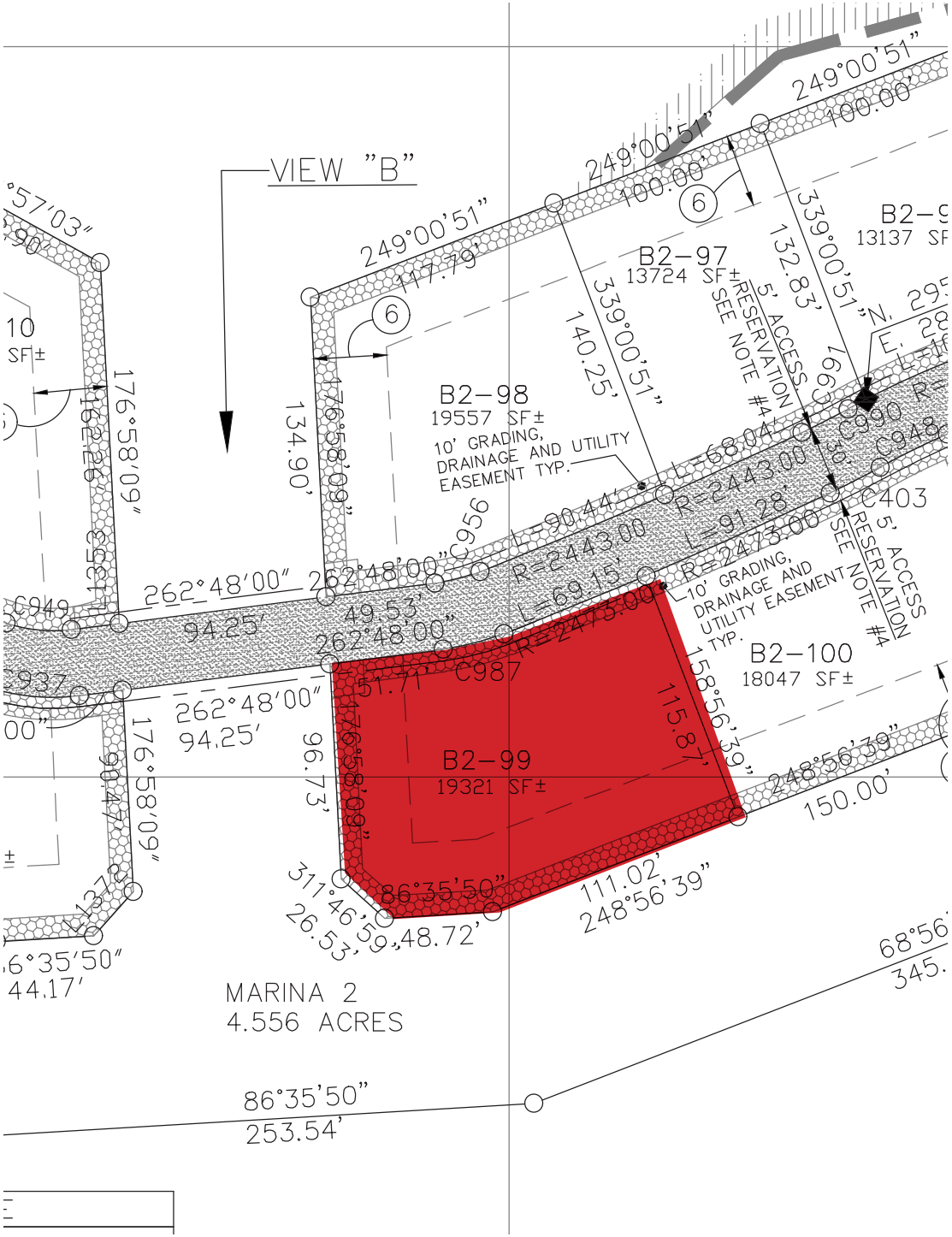











VIEW "B"
B2-97
13724 SF±
B2-98
19557 SF±
10' GRADING, DRAINAGE AND UTILITY EASEMENT TYP.
5' ACCESS RESERVATION SEE NOTE #4
B2-99
19321 SF±
B2-100
18047 SF±
10' GRADING, DRAINAGE AND UTILITY EASEMENT TYP.
MARINA 2
4.556 ACRES
249°00'51"
100.00'
339°00'51"
132.83'
140.25'
134.90'
176°58'09"
262°48'00"
94.25'
49.53'
51.71'
C987
C956
C990
C403
L=90.44'
R=2443.00'
L=91.28'
R=2473.00'
L=69.15'
R=2473.00'
115.87'
158°56'39"
248°56'39"
150.00'
111.02'
86°35'50"
48.72'
253.54'









Cost Breakdown

“Creekside” | Marina Island Home #22	$11,850,000
VAT on Sales Price (5%)	$592,500
Attorney Fee (0.5% of Purchase Price)	$59,250
VAT on Attorney Fee (10%)	$5,925
Club Membership Initiation (70% equity)	$750,000
Total Initial Costs	$13,257,675

2026 Club Dues (prorated)	$95,400
2026 Homeowners’ Association Dues (prorated)	$43,260
2026 Total Annual Costs	$138,660*

*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