

Silent Witness | Golf Course Home #140



Baker's Bay
GOLF & OCEAN CLUB





Baker's Bay
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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

Casamigos Bar

WHALE'S TAIL
ESTATE LOTS

ATLANTIC OCEAN

SIP SIP

Plant Nursery & Orchard

Silent Witness

ATLANTIC CLUB

ATLANTIC CLUB COTTAGES

ATLANTIC COAST HOMES

BAKER'S BAY
ESTATE LOTS

GOLF COURSE

- Practice Range
- Short Game Area
- Pro Shop

Sea of Abaco

BAKER'S BAY



BAKER'S BAY MARINA VILLAGE

- 109 Slip Marina
- Will's Island
- Marina Club & Inn
- Marina Village Residences & Boat Houses
- Conch Shack Bar & Grill
- 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

SUNRISE BEACH FLATS

SUNSET PIER FLATS

MANGROVE PRESERVE

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

SHELL ISLAND

*via Bonnaventures
mousovellegradre*



Golf Course Home #140 is the perfect family getaway. This very centrally located and private home, is nestled in between the Club's 18-hole Tom Fazio designed golf course and is just a short drive away from the golf practice facility as well as the beloved golf comfort station, Sip Sip. The home features an open kitchen, living and dining room concept as well as three expansive bedrooms and one bunk-room. A wonderful newly added addition to the home, is the one bedroom, one bath guest suite located in front of the main house. Sweeping, unobstructed views of the 6th fairway makes this home every golfer's dream.

Bed/Bath	5 bed/5.5 bath
A/C SQ	3,430 sf
Porches /Balconies	1,253 sf
Land Area	20,390sf .47 acres
Golf Course Frontage	121'
Depth of Lot	171'
Views	6th Fairway



Silent Witness Floor Plan

VERANDA HOUSE

FEATURES

- Expansive Verandas on Both Levels
- Two Master Suites with Walk-in Closets and Generous Bathrooms with Tub and Shower 'Wet Room'
- Two Guest Bedrooms with En-Suite Bathrooms
- Open Floor Plan with Great Room
- Chef's Kitchen with Island Seating
- Laundry Room/ Pantry with Built-in Storage
- High-Impact Mahogany Doors and Windows



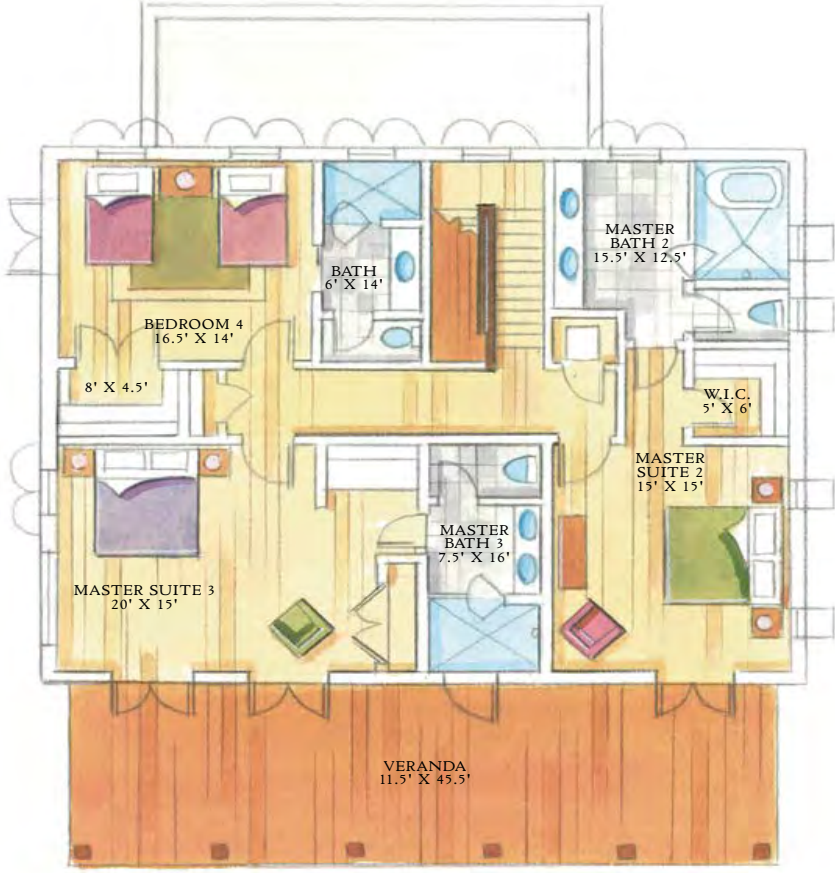
FIRST FLOOR

Silent Witness Floor Plan

VERANDA HOUSE

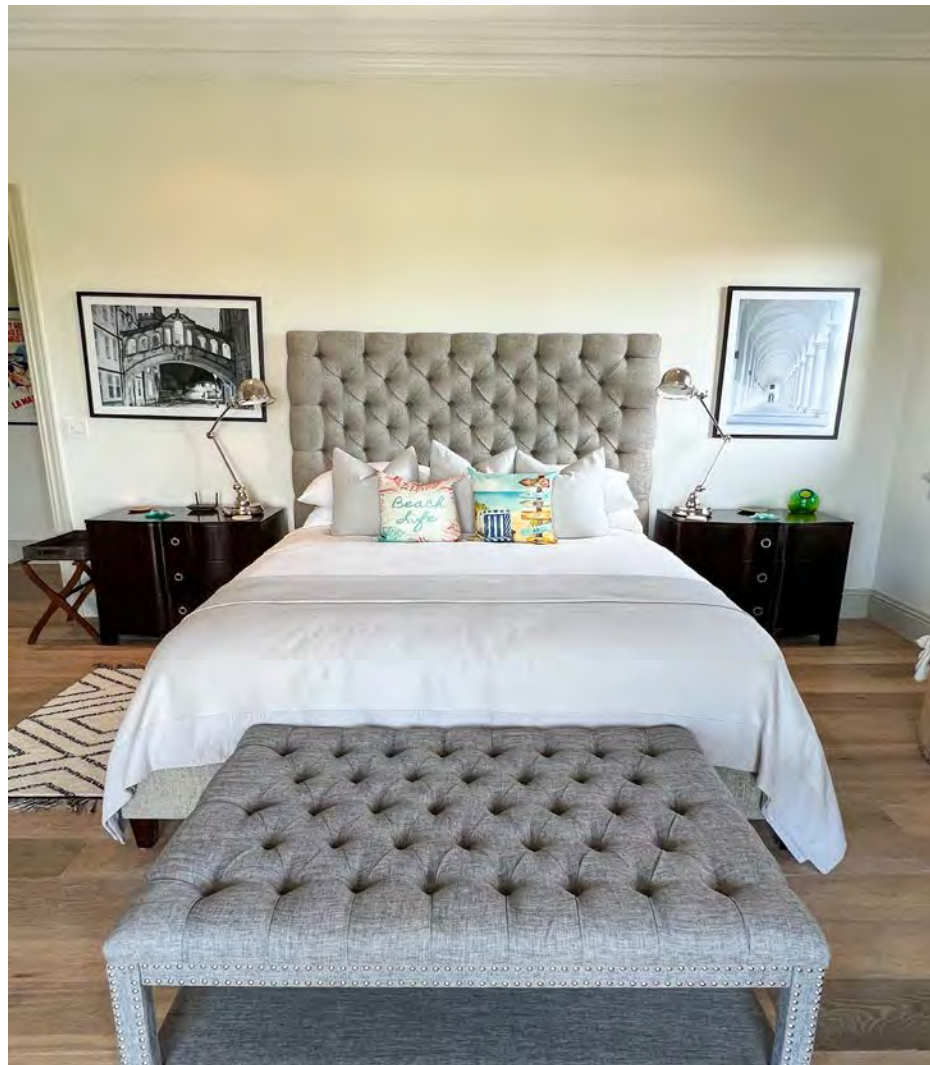


AREA	SQ. FT.
Air Conditioned	3,430
Porches / Balconies	1,253
Total	4,683



SECOND FLOOR





Cost Breakdown

Silent Witness Golf Course Lot #140	\$8,750,000
VAT on Sales Price (5%)	\$437,500
Attorney Fee (0.5% of Purchase Price)	\$43,750
VAT on Attorney Fee (10%)	\$4,375
Club Membership Initiation	\$250,000
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Total Initial Costs	\$9,485,625
2023 Club Dues (prorated)	\$76,500
2023 Homeowners' Association 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