



Baker's Bay
GOLF & OCEAN CLUB

Diamond Point Homesite 1





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Diamond Point Homesite 1 is located in the exclusive Diamond Point neighborhood and is the largest lot in the vicinity with 2.195 acres. With water surrounding two sides of the lot, it offers vast views of the Sea of Abaco. Its West facing orientation guarantees epic sunset views every evening and with 170' of beach frontage and a further 280' of water frontage this lot is one of a kind at Baker's Bay. The very private nature of this large piece of property, as well as its water frontage provides the perfect opportunity to build your own private beachfront escape that is just a short drive away from all of the Club's amenities such as the East Village gym, restaurant and pool and a Tom Fazio 18-hole golf course.

Land Area 95,614 sf | 2.195 acres

Beach Frontage 450'

Depth of Lot 280'

Views Sea of Abaco



Cost Breakdown

Diamond Point Homesite #1	\$18,000,000
VAT on Sales Price (5%)	\$900,000
Attorney Fee (0.5% of Purchase Price)	\$90,000
VAT on Attorney Fee (10%)	\$9,000
Club Membership Deposit (80% equity)	\$250,000
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Total Initial Costs	\$19,249,000
Proposed 2026 Club Dues (prorated)	\$95,400
Proposed 2026 HOA Dues (prorated)	\$43,260
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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