

# Diamond Point Homesite 1







**Baker's Bay**  
GOLF & OCEAN CLUB

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

CHAPEL  
POINT



WHALE'S TAIL  
ESTATE LOTS

ATLANTIC  
OCEAN

SIP SIP

Plant Nursery  
& Orchard

BEACH  
CLUB COTTAGES

Casamigos  
Bar

BAKER'S BAY  
ESTATE LOTS

Sea of Abaco

GOLF COURSE

- Practice Range
- Short Game Area
- Pro Shop

BAKER'S BAY

SUNSET PARK

- Ball Fields
- Batting Cage
- Sport Court
- Outdoor Pursuits
- Docks
- Bocce Ball & Horse Shoes
- Jelly Beans
- Pirate's Playground
- Chef's Outdoor Kitchen Pavillion
- Fruit Orchard
- Pickleball
- Tennis Courts
- New Toddler Play Area
- Putt Putt Mini Golf

ATLANTIC CLUB

ATLANTIC CLUB COTTAGES

ATLANTIC COAST HOMES



ATLANTIC FLATS

BAKER'S BAY MARINA VILLAGE

- 105 Slip Marina
- Will's Island
- Marina Club & Inn
- Marina Village Residences & Boat Houses
- Conch Shack Bar & Grille
- The Market
- Blu Boutique
- Medical Office
- Marina Fitness & Pool
- Marina, Member & Residential Services
- Sales Office

MARINA VILLAGE POOL

SUNRISE BEACH COTTAGES

SUNRISE BEACH FLATS

SUNSET PIER FLATS

BOARDWALK

MANGROVE PRESERVE

FER PRESERVATION STUDY

SAND FLATS

DIAMOND POINT

Homesite 1

Marsh Harbour

SEA PORT

- Sea Plane Ramp
- Fueling Pier
- Customs & Immigration

EAST VILLAGE

- Dockside Bar and Grill
- Fitness Center
- Muscle Beach
- Pool

SETTLEMENT

via Bonnaventure  
innousobellegradre





**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 SUBJET 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](mailto:info@bakersbayclub.com) | [bakersbayclub.com](http://bakersbayclub.com)