

Diamond Point Homesite 13



Baker's Bay
GOLF & OCEAN CLUB





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

BEACH CLUB COTTAGES

WHALE'S TAIL
ESTATE LOTS

ATLANTIC
OCEAN

SIP SIP

Plant Nursery
& Orchard

ATLANTIC CLUB

ATLANTIC CLUB COTTAGES

ATLANTIC COAST HOMES



BAKER'S BAY MARINA VILLAGE

- 109 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

BAKER'S BAY
ESTATE LOTS

GOLF COURSE

- Practice Range
- Short Game Area
- Pro Shop

Sea of Abaco

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

BAKER'S BAY

ATLANTIC FLATS

MARINA VILLAGE POOL

SUNRISE BEACH COTTAGES

SUNRISE BEACH FLATS

SUNSET PIER FLATS

MANGROVE PRESERVE

Diamond Point #13

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

Marsh Harbour

DIAMOND POINT

SETTLEMENT

*via Bonnaventure
innouso bellegrade*



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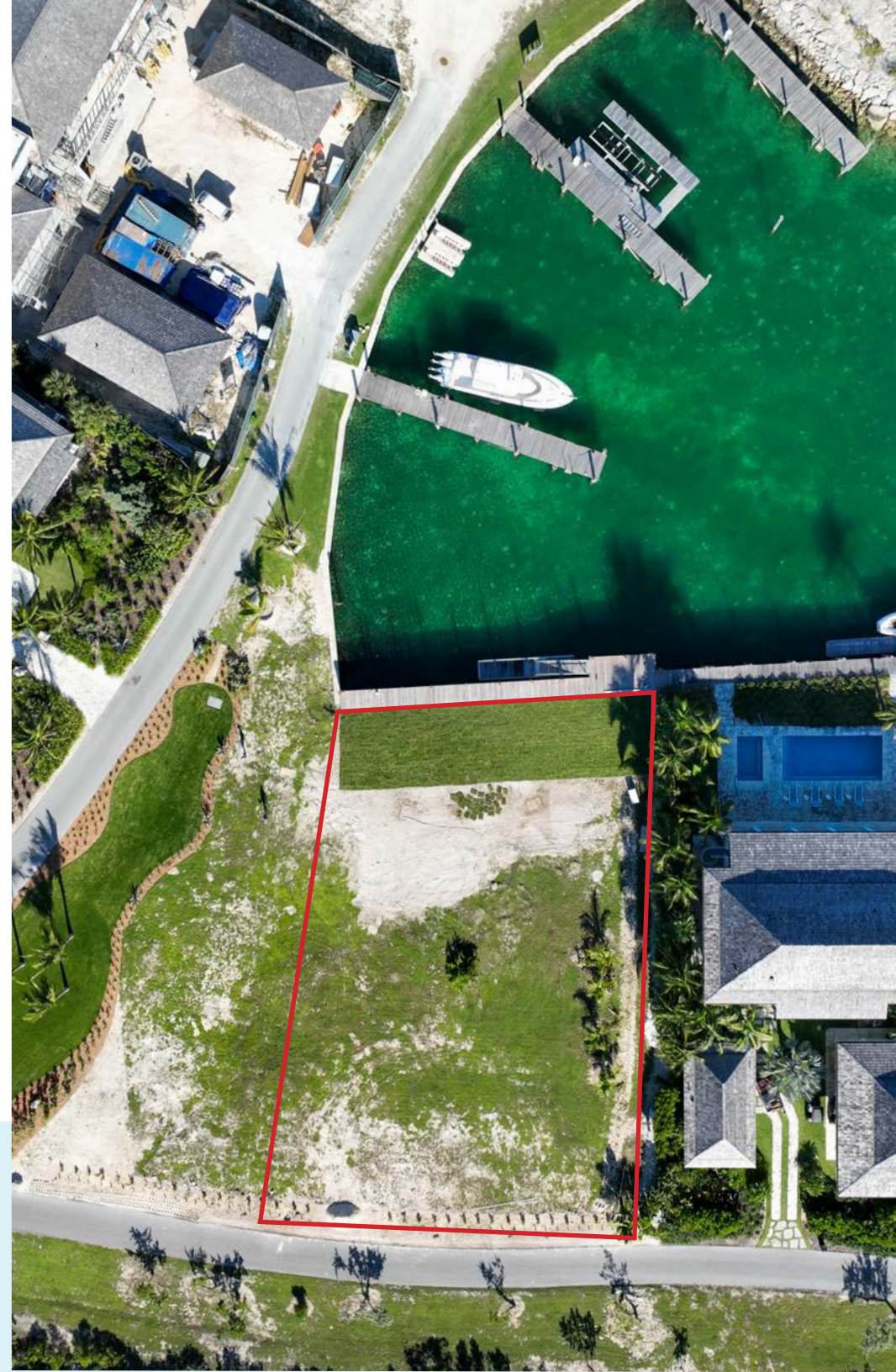
Diamond Point Homesite 13 is located in the exclusive Diamond Point neighborhood. With 100' of deep harbor frontage, home-owners can access their yacht, sportfish, center console, or other water toys without having to leave their property. Within walking distance of the new East Village amenities, this home-site offers both close proximity to the energy of the Baker's Bay Community, while providing privacy for those seeking peace and quiet. The very private nature of this piece of property, as well as its marina frontage provides the perfect opportunity to build your own private escape that is just a short drive away from all of the Club's amenities while allowing a sense of privacy, away from the hustle and bustle.

Land Area 19,341 sf | 0.44 acres

Marina Frontage 103'

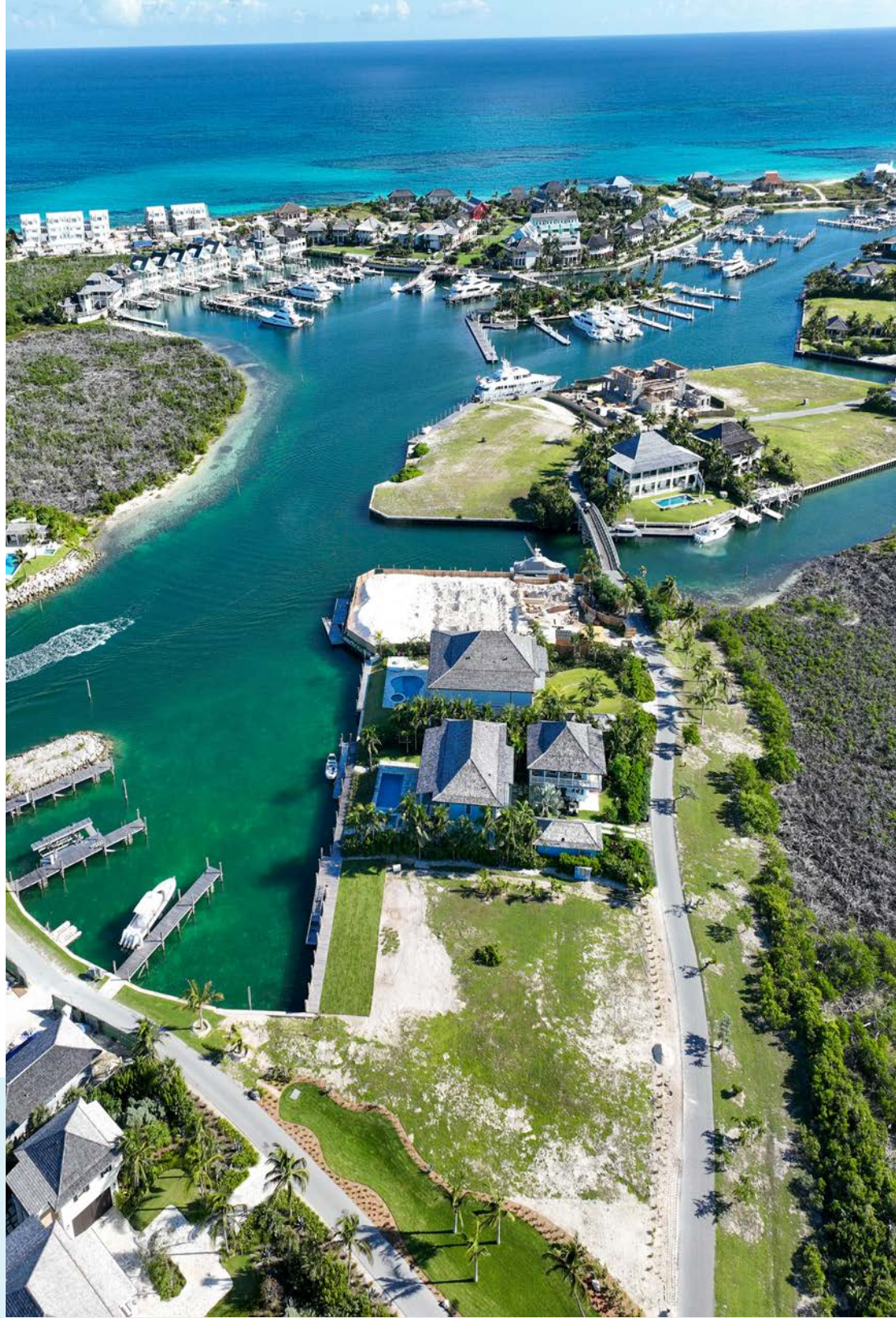
Depth of Lot 166'

Views Marina/Mangrove Preserve



Cost Breakdown

Diamond Point Homesite #13	\$4,800,000
VAT on Sales Price (5%)	\$240,000
Attorney Fee (0.5% of Purchase Price)	\$24,000
VAT on Attorney Fee (10%)	\$2,400
Club Membership Deposit (80% equity)	\$250,000
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Total Initial Costs	\$5,316,400
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