

# Diamond Point Homesite 3





**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



BAKER'S BAY  
ESTATE LOTS

**GOLF COURSE**

- Practice Range
- Short Game Area
- Pro Shop

Sea of Abaco

BAKER'S BAY

ATLANTIC COAST HOMES

ATLANTIC FLATS

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

**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

SUNSET PIER FLATS

MANGROVE PRESERVE

MARINA VILLAGE POOL

SUNRISE BEACH COTTAGES

SUNRISE BEACH FLATS

SHELL ISLAND

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

Homesite 3

Marsh Harbour

SETTLEMENT

*via Bonnaventure  
innosobellegrade*



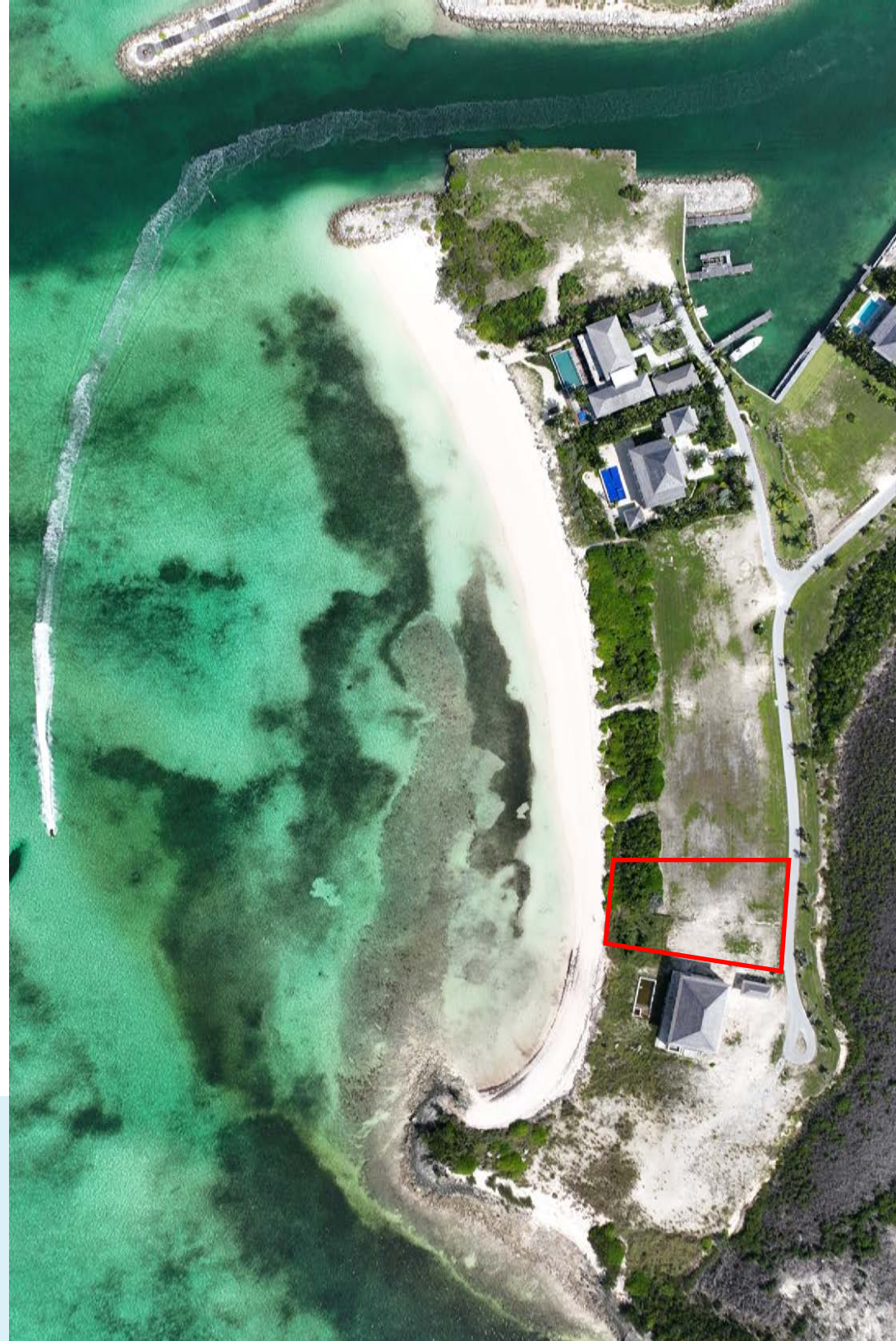
**Diamond Point Homesite 3** is located on the exclusive Diamond Point beach. It offers vast views of the Sea of Abaco and stunning sunsets. With 125' of beach frontage this lot is a one of a kind opportunity to build your own private beachfront paradise. Located over the last marina island bridge, this homesite offers preferred privacy while still being just a short golf cart ride from all Baker's Bay has to offer.

**Land Area** 26,328 sf | .60 acres

**Beach Frontage** 125'

**Depth of Lot** 205'

**Views** Sea of Abaco



E 285800m

E 285900m

E 286000m

E 286100m

SEE SHEET C-104

TRAVERSE LINE

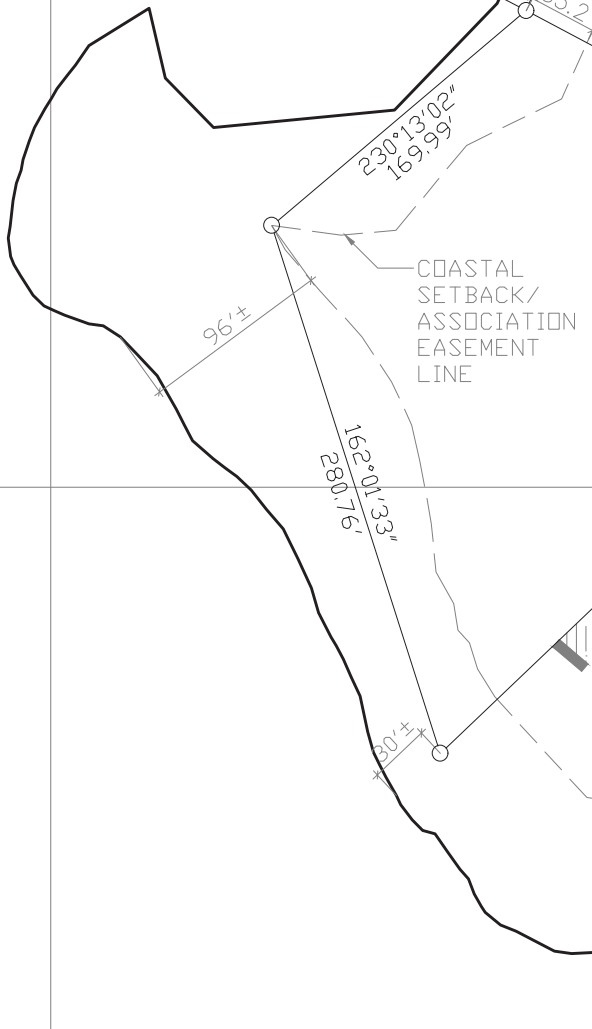
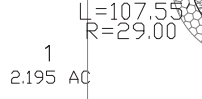
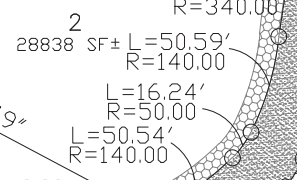
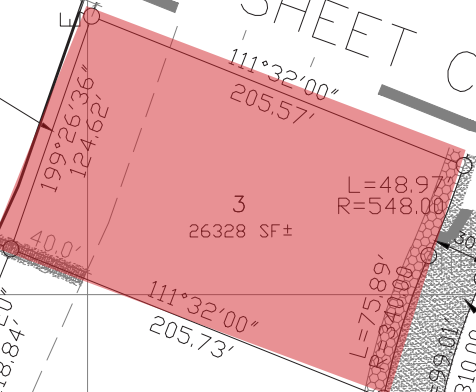
10' ACCESS RESERVATION SEE NOTE #4

AP 002 10.736 AC SEE NOTE #2

COASTAL SETBACK/ ASSOCIATION EASEMENT LINE

CROWN LANDS

C-2 67.069 ACRES



96'±

15'±

10'±

30'±

230°13'02" 169.99'±

202°03'20" 118.84'

117°35'19" 187.13'

162°01'33" 280.76'

226°46'48" 390.61'

N. 2952740.4414m E. 285947.7572m

226°46'48" 16.35'

L=7.62' R=548.00

L=32.65' R=548.00

L=36.60' R=377.00

L=17.10' R=80.00

L=61.43' R=170.00

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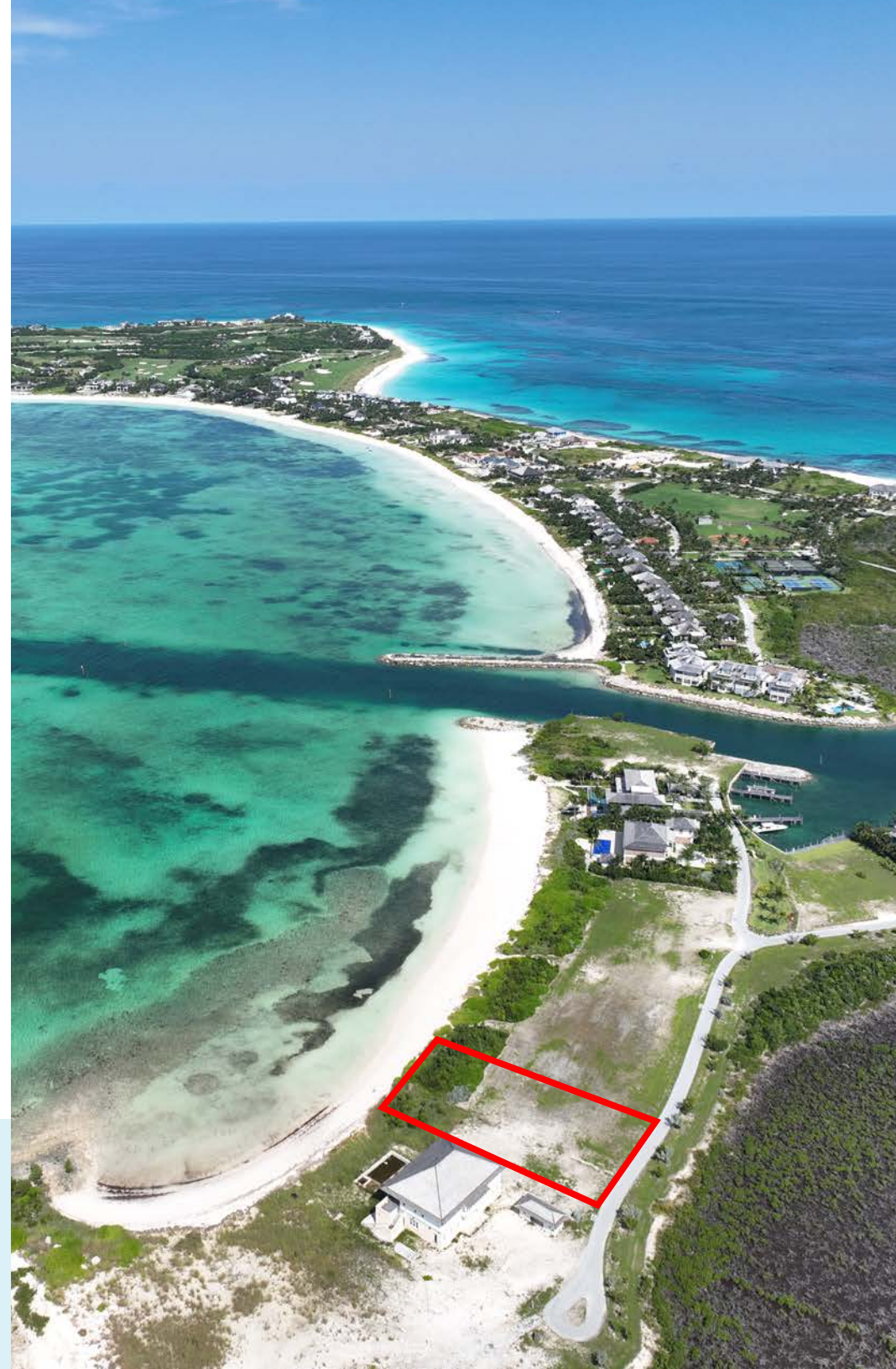
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## Cost Breakdown

Diamond Point Homesite #3	\$8,500,000
VAT on Sales Price (5%)	\$425,000
Attorney Fee (0.5% of Purchase Price)	\$42,500
VAT on Attorney Fee (10%)	\$4,250
Club Membership Deposit (80% equity)	\$250,000
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Total Initial Costs	\$9,221,750
2025 Club Dues (prorated)	\$93,000
2025 Homeowners' Association Dues (prorated)	\$42,000
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2025 Total Annual Costs	\$135,000*



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