

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

BAKER'S BAY
ESTATE LOTS

Sea of Abaco

GOLF COURSE

- Practice Range
- Short Game Area
- Pro Shop

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

WHALE'S TAIL
ESTATE LOTS



ATLANTIC
OCEAN

SIP SIP

Plant Nursery
& Orchard

ATLANTIC CLUB

ATLANTIC CLUB COTTAGES

ATLANTIC
COAST HOMES

BAKER'S BAY



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

ATLANTIC
FLATS

MARINA
VILLAGE POOL

SUNRISE BEACH
COTTAGES

SUNRISE BEACH
FLATS

SUNSET PIER
FLATS

MANGROVE
PRESERVE

FEP
PRESERVATION
STUDY

SAND FLATS

DIAMOND
POINT

Homesite 3

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



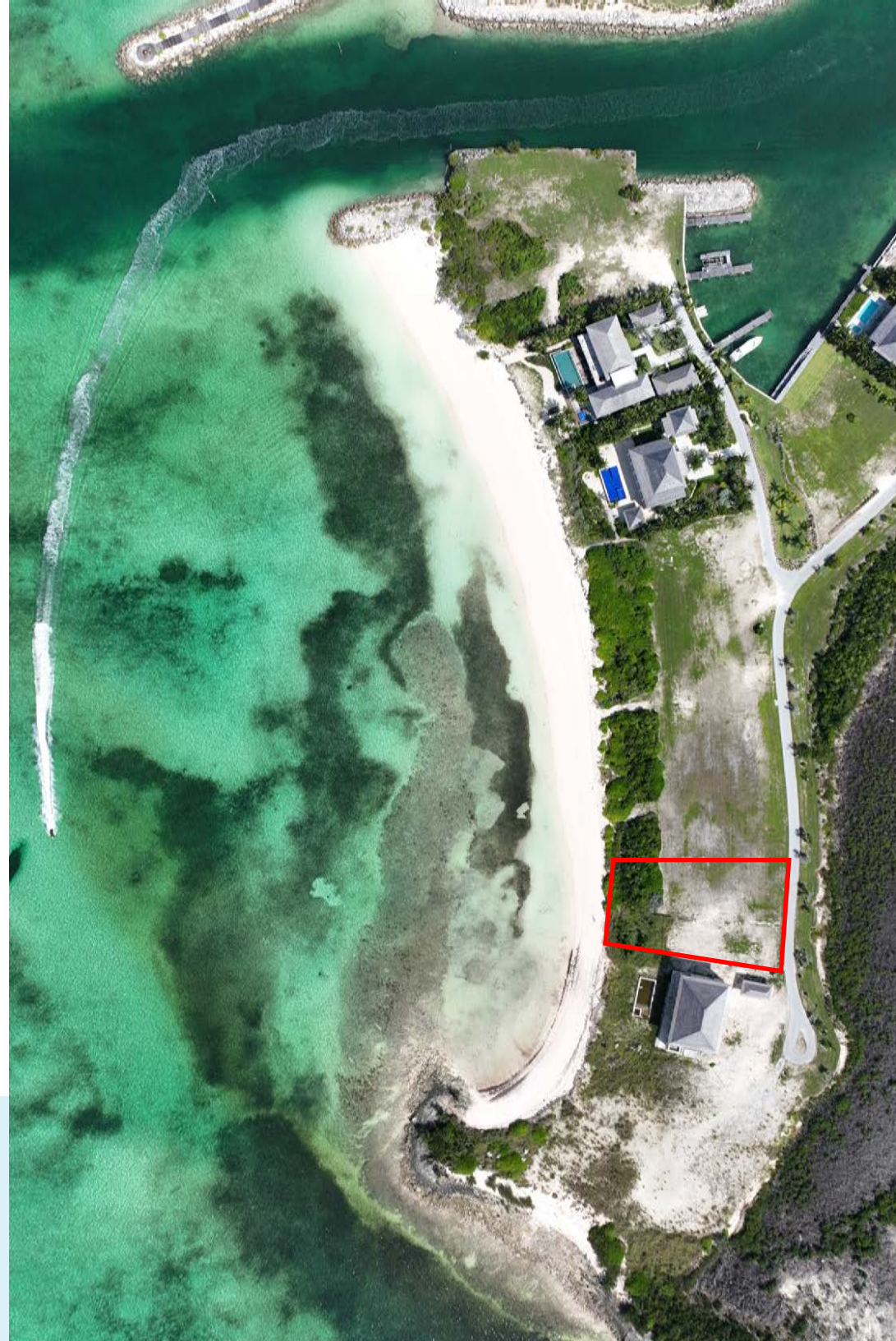
Diamond Point Homesite 3 is located on the exclusive Diamond Point beach. It offers vast views of the Sea of Abaco and stunning sunsets. With 125' of beach frontage this lot is a one of a kind opportunity to build your own private beachfront paradise. Located over the last marina island bridge, this 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

1
2.195 AC

2
28838 SF±
L=50.59'
R=140.00

L=16.24'
R=50.00

L=50.54'
R=140.00

L=10.00'
R=140.00

L=107.55'
R=29.00

226°46'48"
16.35'

L=7.62'
R=548.00

L=32.65'
R=548.00

L=61.43'
R=170.00

L=17.10'
R=80.00

L=36.60'
R=377.00

117°35'19"
22.76'

L=48.97'
R=548.00

L=75.89'
R=340.00

L=99.01'
R=310.00

L=32.04'
R=340.00

L=11°32'00"
205.73'

L=11°32'00"
205.57'

L=199°26'36"
124.62'

L=202°03'20"
118.84'

L=230°13'02"
169.99'

L=162°01'33"
280.76'

L=226°46'48"
390.61'

L=96'±

L=35.2'

L=10'±

L=40.0'

L=15'±

L=10'±

L=15'±

L=10'±

L=15'±

L=10'±

L=15'±

L=10'±

L=15'±

L=10'±

L=15'±

L=10'±

L=15'±

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
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





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