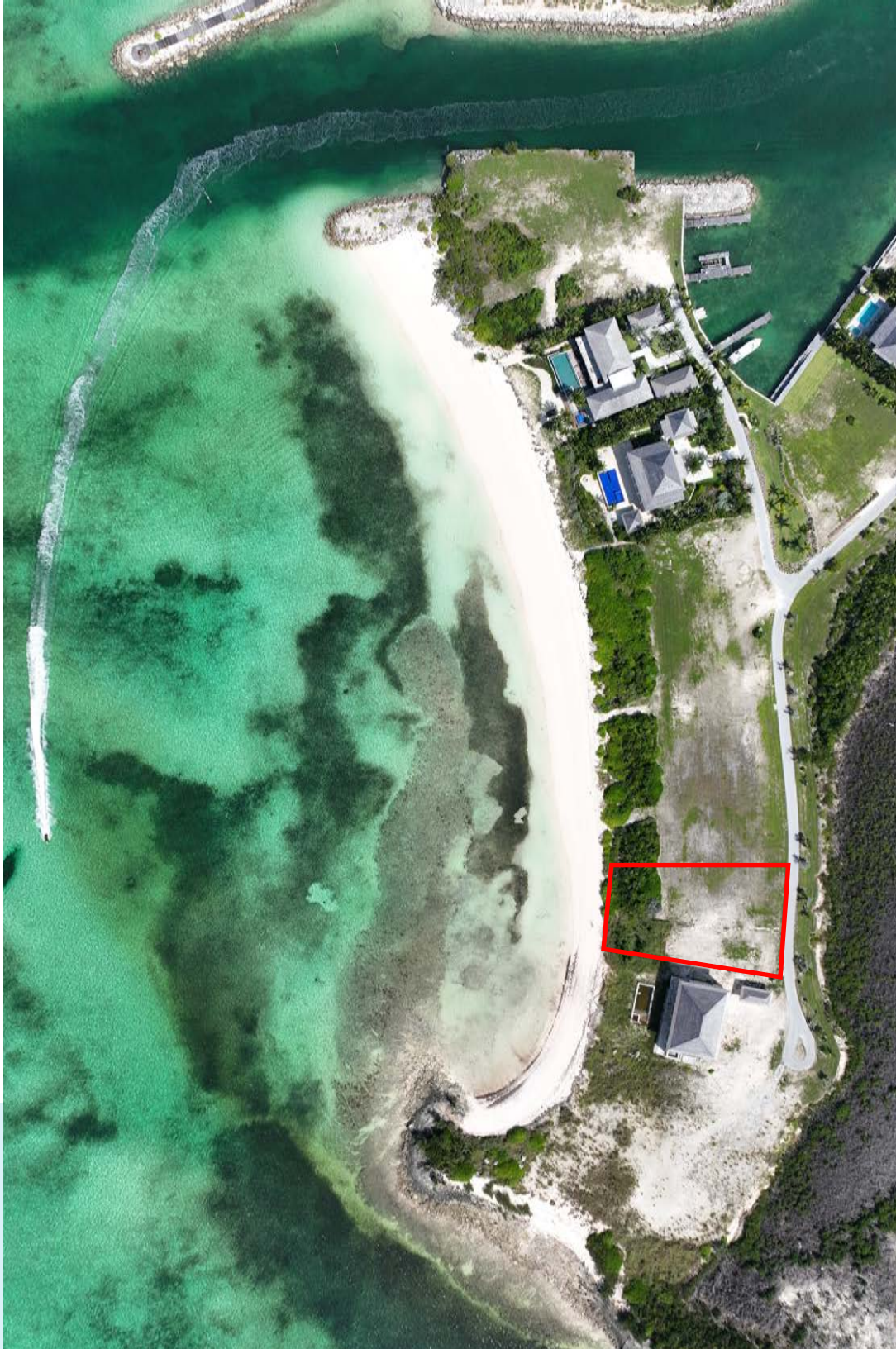
Diamond Point Homesite 3

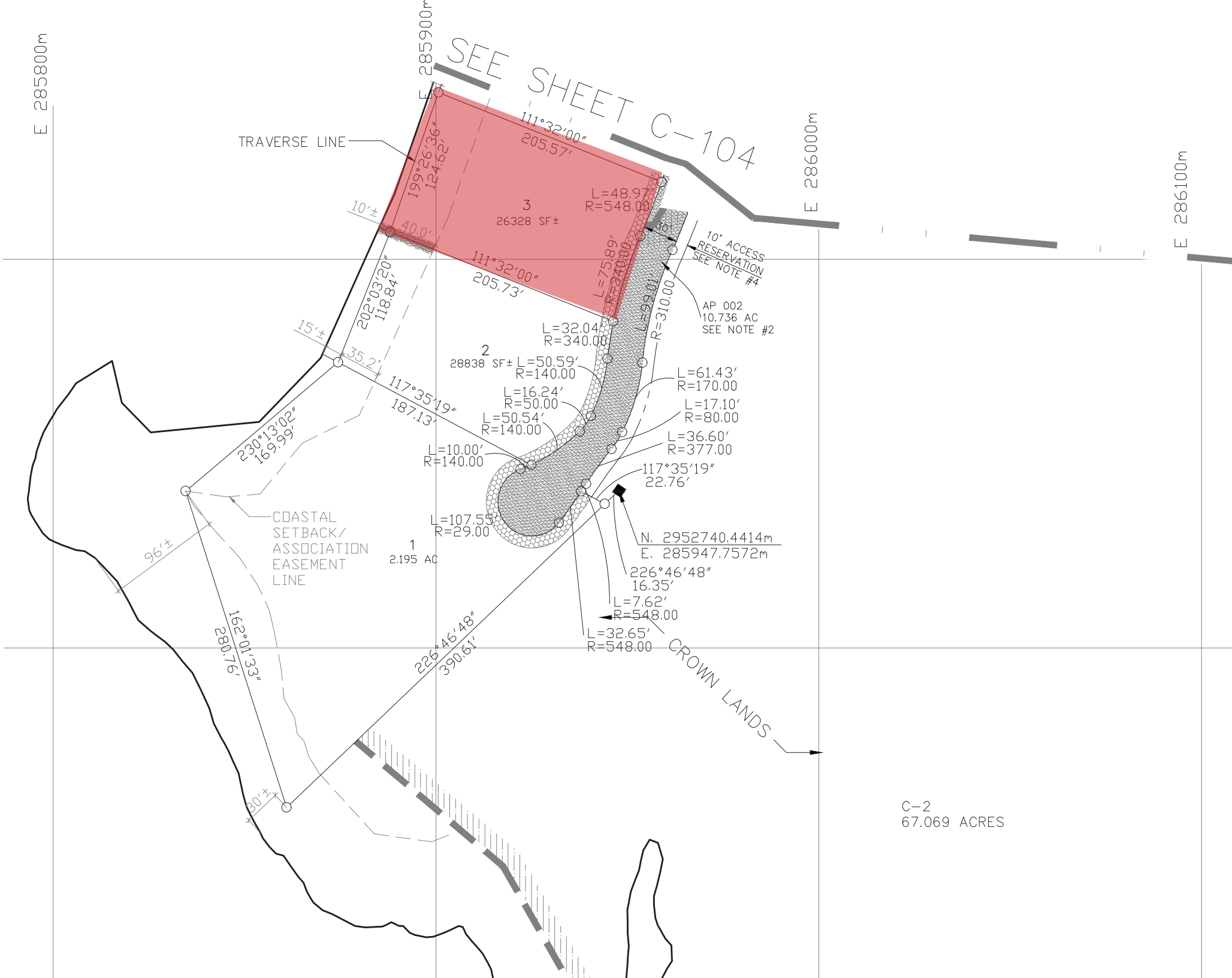
Baker's Bay
GOLF & OCEAN CLUB

Baker's Bay
GOLF & OCEAN CLUB
WHALE'S TAIL ESTATE LOTS
CHAPEL POINT
GUMELEMI CAY PRIVATE ISLAND ESTATE
ATLANTIC OCEAN
SIP SIP
Plant Nursery & Orchard
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
Casamigos Bar
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
· 165 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
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 BEACH
MARINA VILLAGE POOL
SUNRISE BEACH COTTAGES
SUNRISE BEACH FLATS
SUNSET PIER FLATS
MANGROVE PRESERVE
SHELL ISLAND
FOR PRESERVATION + STUDY
JOE'S CREEK
SAND FLATS
DIAMOND POINT
Homesite 3
Marsh Harbour
EAST VILLAGE
· Dockside Bar and Grill
· Fitness Center
· Muscle Beach
· Pool
SEA PORT
· Sea Plane Ramp
· Fueling Pier
· Customs & Immigration
SETTLEMENT

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
111°32'00"
205.57'
199°26'36"
124.62'
3
26328 SF±
L=48.97'
R=548.00
10'±
40.0'
111°32'00"
205.73'
L=75.89'
R=340.00
10' ACCESS RESERVATION SEE NOTE #4
AP 002
10.736 AC
SEE NOTE #2
202°03'20"
118.84'
15'±
35.2'
L=32.04'
R=340.00
L=59.01'
R=310.00
2
28838 SF±
L=50.59'
R=140.00
L=61.43'
R=170.00
L=16.24'
R=50.00
L=17.10'
R=80.00
117°35'19"
187.13'
L=50.54'
R=140.00
L=36.60'
R=377.00
230°13'02"
169.99'
L=10.00'
R=140.00
117°35'19"
22.76'
COASTAL SETBACK/ ASSOCIATION EASEMENT LINE
L=107.55'
R=29.00
N. 2952740.4414m
E. 285947.7572m
1
2.195 AC
96'±
226°46'48"
16.35'
L=7.62'
R=548.00
162°01'33"
280.76'
226°46'48"
390.61'
L=32.65'
R=548.00
CROWN LANDS
30'±
C-2
67.069 ACRES

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 (70% equity)	$750,000
Total Initial Costs	$9,721,750

Proposed 2026 Club Dues (prorated)	$95,400
Proposed 2026 HOA Dues (prorated)	$43,260
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