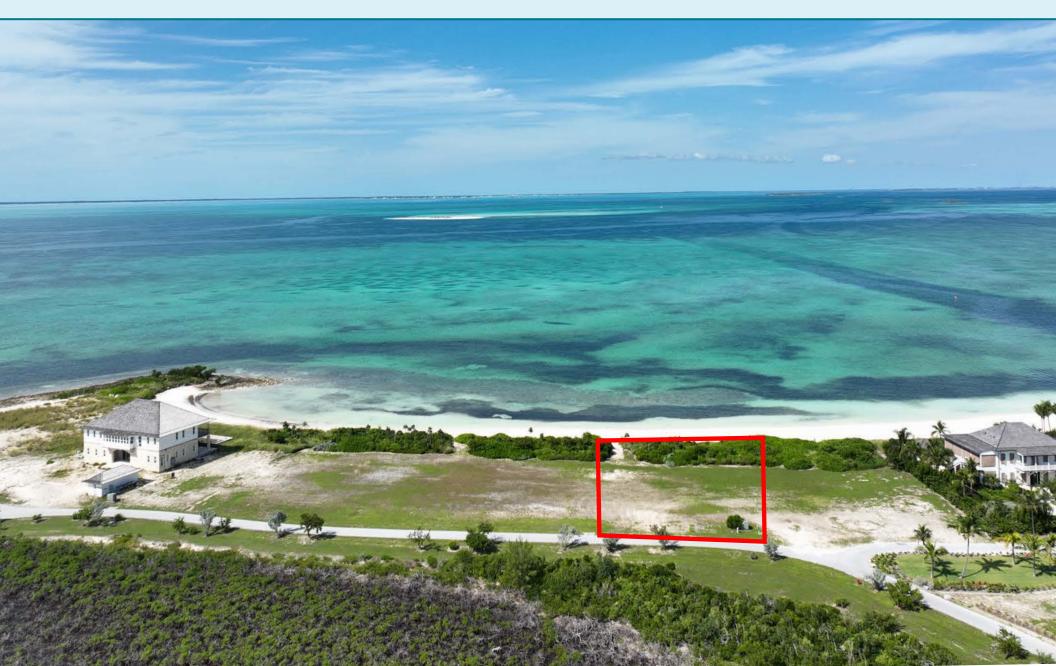


## Diamond Point Homesite #5





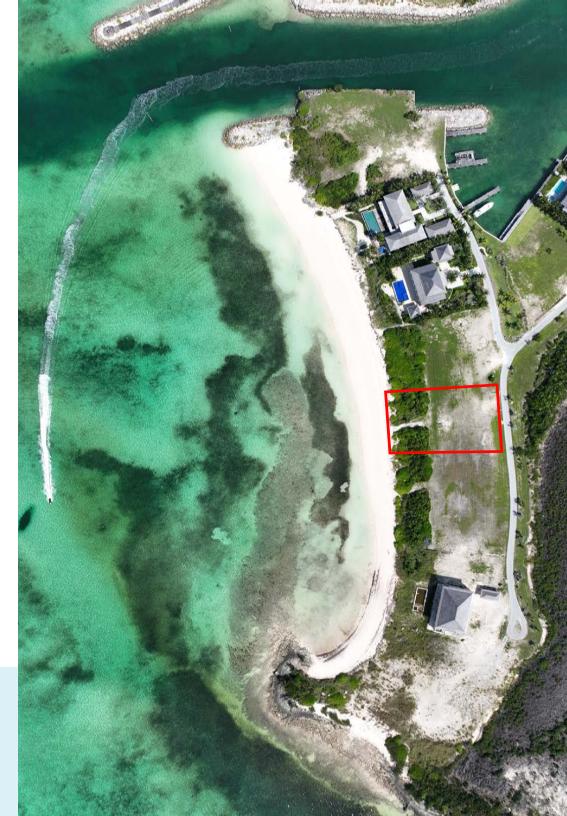
Diamond Point Homesite 5 is located on the exclusive Diamond Point beach. It offers vast views of the Sea of Abaco and stunning sunsets. With over 120' of beach frontage this lot is a one of a kind opportunity to build your own private beach front paradise. Located over the last marina island bridge, this homesite offers preferred privacy while still being just a short golf cart ride from all Baker's Bay has to offer.

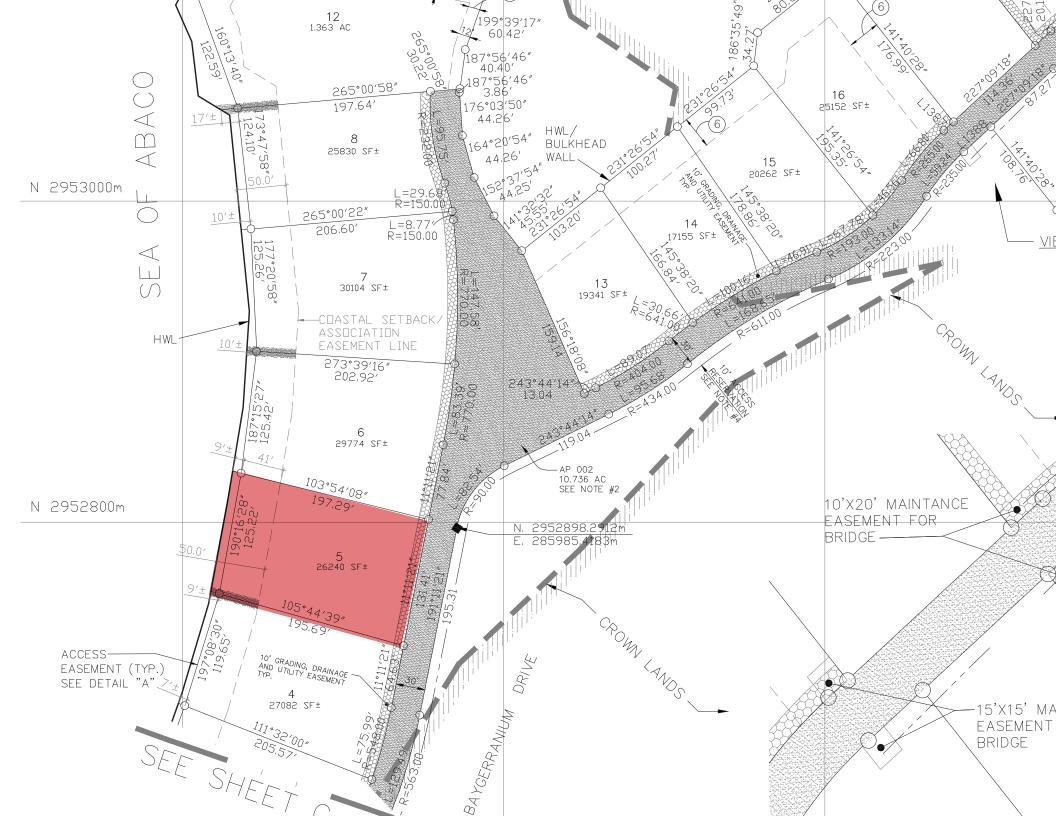
Land Area 26,240 sf | .6 acres

Beach Frontage 125'

Depth of Lot 197'

Views Sea of Abaco





## Cost Breakdown

Diamond Point Homesite #5	\$7,000,000
VAT on Sales Price (5%)	\$,350,000
Attorney Fee (0.5% of Purchase Price)	\$35,000
VAT on Attorney Fee (10%)	\$3,500
Club Membership Deposit (80% equity)	\$250,000
Total Initial Costs	\$7,638,500
2025 Club Dues (prorated)	\$93,000
2025 Homeowners' Association Dues (prorated)	\$42,000





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