

Diamond Point Homesite #5





Baker's Bay
GOLF & OCEAN CLUB

GUMELEMI CAY
PRIVATE ISLAND ESTATE

CHAPEL
POINT

WHALE'S TAIL
ESTATE LOTS

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

BAKER'S BAY
ESTATE LOTS

Sea of Abaco

GOLF COURSE

- Practice Range
- Short Game Area
- Pro Shop

BAKER'S BAY

ATLANTIC CLUB

ATLANTIC CLUB COTTAGES

ATLANTIC
COAST HOMES



ATLANTIC
FLATS

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

SUNRISE BEACH
COTTAGES

MARINA
VILLAGE POOL

SUNRISE BEACH
FLATS

SUNSET PIER
FLATS

MANGROVE
PRESERVE

FEP
PRESERVATION
STUDY

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 5

Marsh
Harbour

SETTLEMENT

via Bonnaventure
innousobellegradre



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 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	26,240 sf .6 acres
Beach Frontage	125'
Depth of Lot	197'
Views	Sea of Abaco



SEA OF ABACO

N 2953000m

N 2952800m

HWL

ACCESS
EASEMENT (TYP.)
SEE DETAIL "A"

SEE SHEET C

10' GRADING, DRAINAGE
AND UTILITY EASEMENT
TYP.

8
25830 SF±

7
30104 SF±

6
29774 SF±

5
26240 SF±

4
27082 SF±

13
19341 SF±

15
20262 SF±

16
25152 SF±

AP 002
10.736 AC
SEE NOTE #2

BAYGERRANIUM DRIVE

CROWN LANDS

CROWN LANDS

10'X20' MAINTANCE
EASEMENT FOR
BRIDGE

15'X15' MA
EASEMENT
BRIDGE

HWL/
BULKHEAD
WALL

10' ACCESS
EASEMENT
SEE NOTE #4

173°47'58"
124.10'
50.0'

177°20'58"
125.26'
10'±

187°15'27"
125.42'
9'±

190°16'28"
125.22'
50.0'

197°08'30"
119.65'
9'±

103°54'08"
197.29'

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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
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 | bakersbayclub.com