

Diamond Point Homesite #6



Baker's Bay
GOLF & OCEAN CLUB





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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

ATLANTIC BEACH

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 6

Marsh Harbour

SETTLEMENT

*via Bonnaventure
innouso bellegrade*



Diamond Point Homesite 6 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	29,774 sf 0.68 acres
Beach Frontage	125'
Depth of Lot	199'
Views	Sea of Abaco



Cost Breakdown

Diamond Point Homesite #6	\$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
2024 Club Dues (prorated)	\$84,185
2024 Homeowners' Association Dues (prorated)	\$40,200
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2024 Total Annual Costs	\$124,385





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