

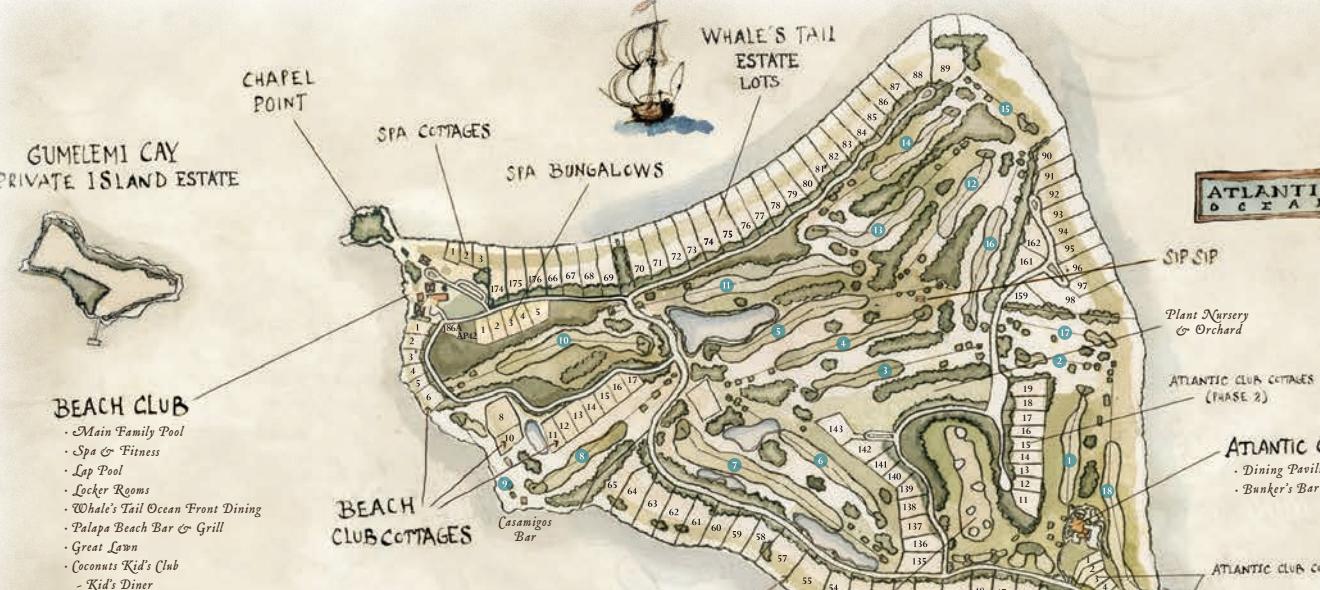


East Village Harbour Cottage #2





Baker's Bay



Notes



Baker's Bay

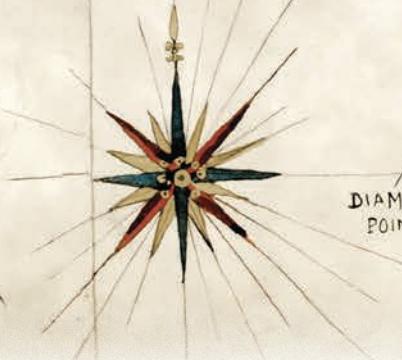
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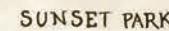
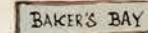
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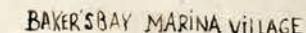
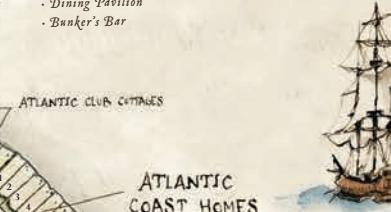
DIAMON
POINT



- Practice Range
- Short Game Area
- Pro Shop

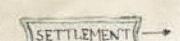
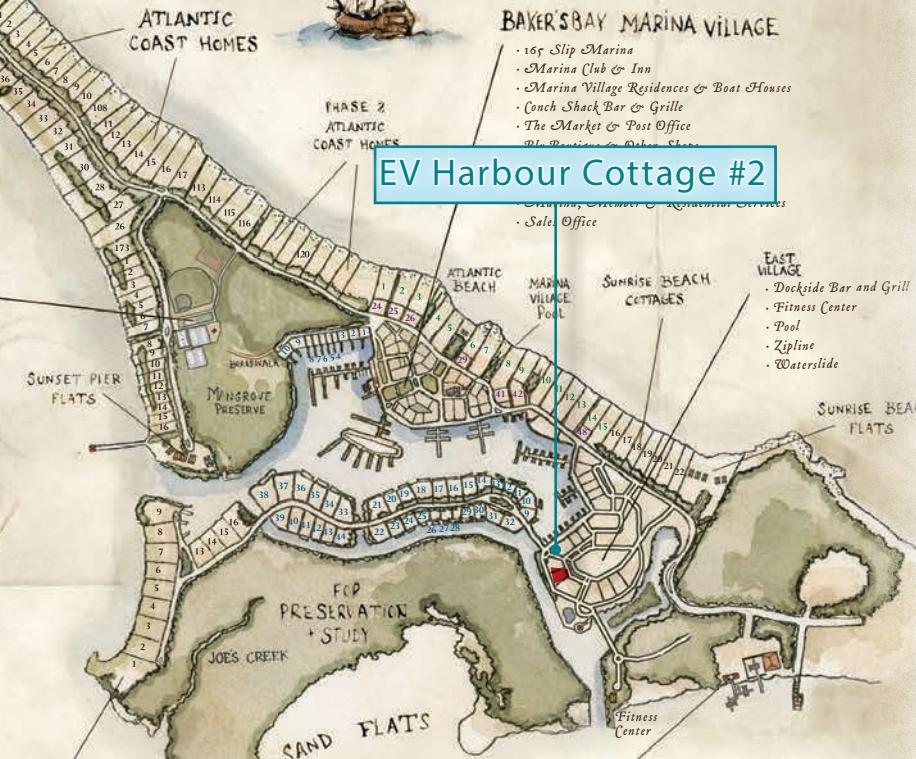


- Ball Fields
- Batting Cage
- Sport Court
- Outdoor Pursuits
- Docks
- Bocce Ball & Horse Shoes
- Ropes Course
- Jelly Beans
- Pirate's Playground



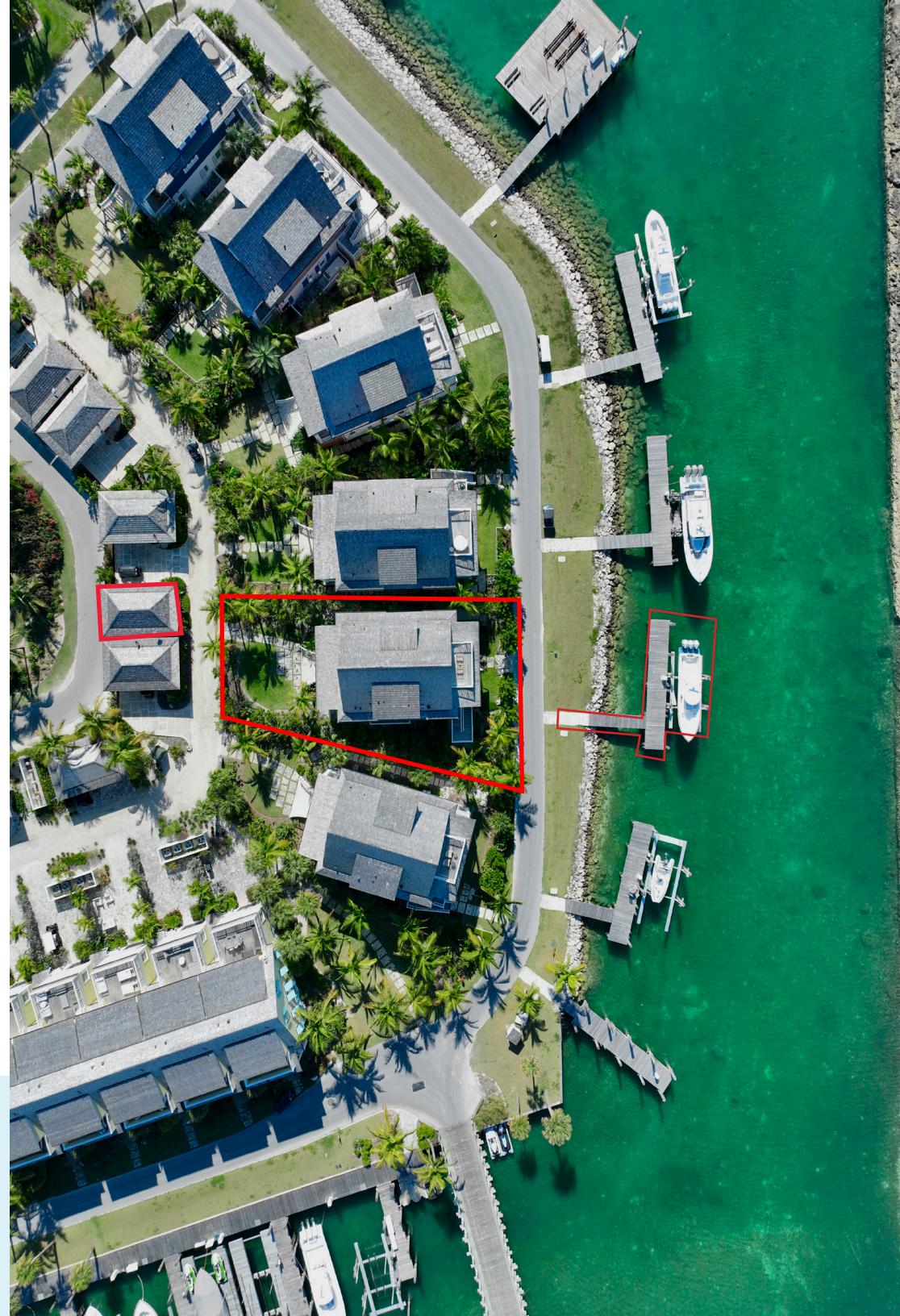
- 165 Slip Marina
- Marina Club & Inn
- Marina Village Residences & Boat Houses
- Conch Shack Bar & Grille
- The Market & Post Office
- The Pavilion & Oyster Shack

EV Harbour Cottage #2

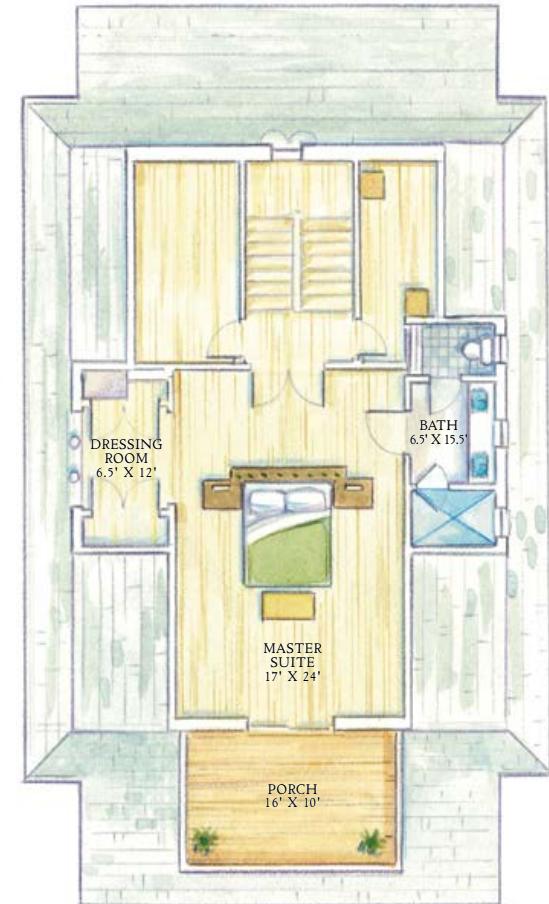


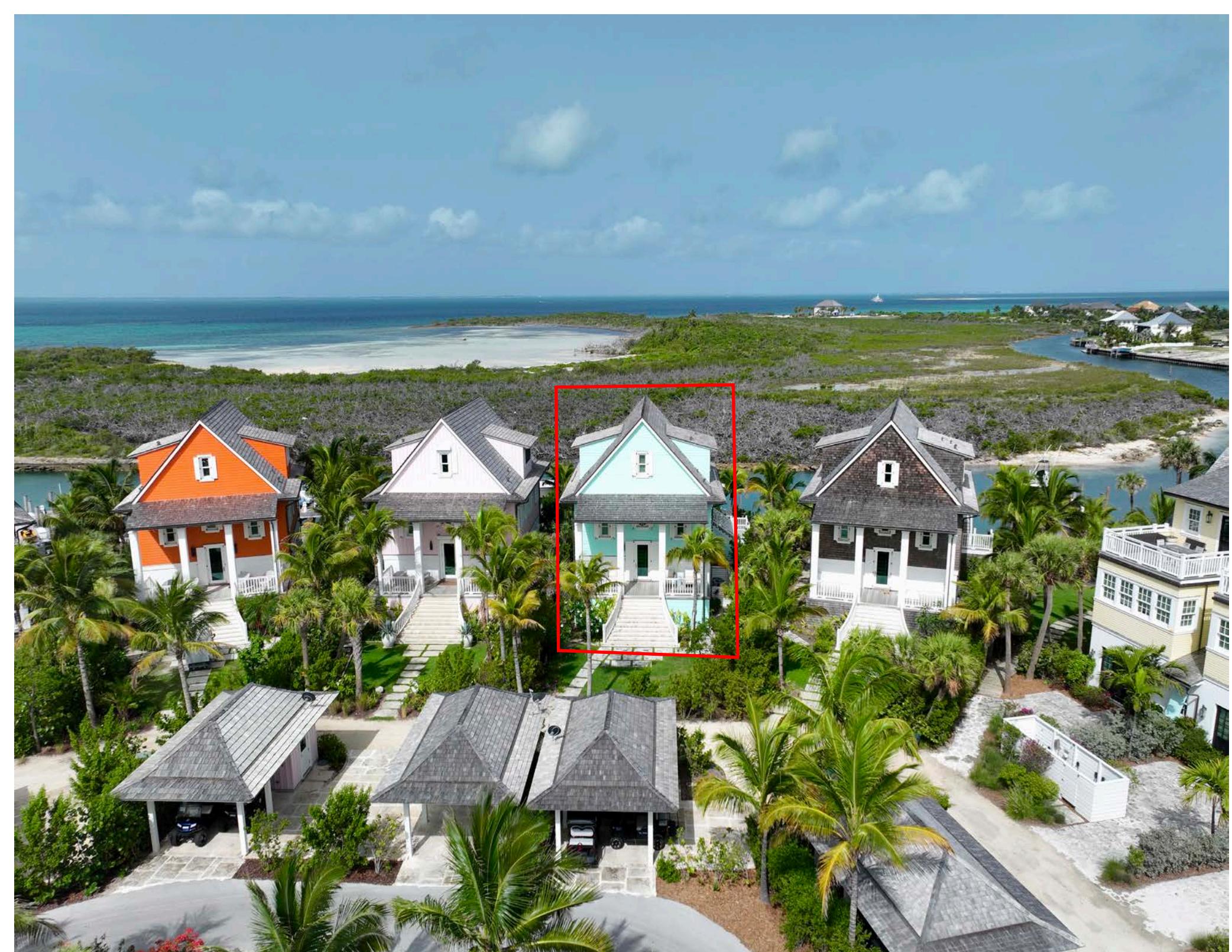
East Village Harbour Cottage is every boater's dream come true. The upside down floor plan, not only guarantees unobstructed, spectacular views of our mangrove nature preserve and the Sea of Abaco, but also of the conveniently located East Village ammenities. Proximity to the 50' slip allows for spontaneous water adventures of all kinds. Expansive verandas allow for the perfect mix of indoor and outdoor living. Two guest suites with en-suites bathrooms are located on the first floor. On the second floor, the open kitchen floor plan is ideal for hosting long with a den that can be converted into an additional bedroom or left as a TV room. The third floor master suite with a walk-in closet, a rooftop terrace, and a spacious bathroom ensures a little extra privacy, even with a fully occupied home.

Land Area	6,203 sf .14 acres
Bedroom/Bathroom	3/4
A/C SF:	3,560 sf
Dock Slip	50'

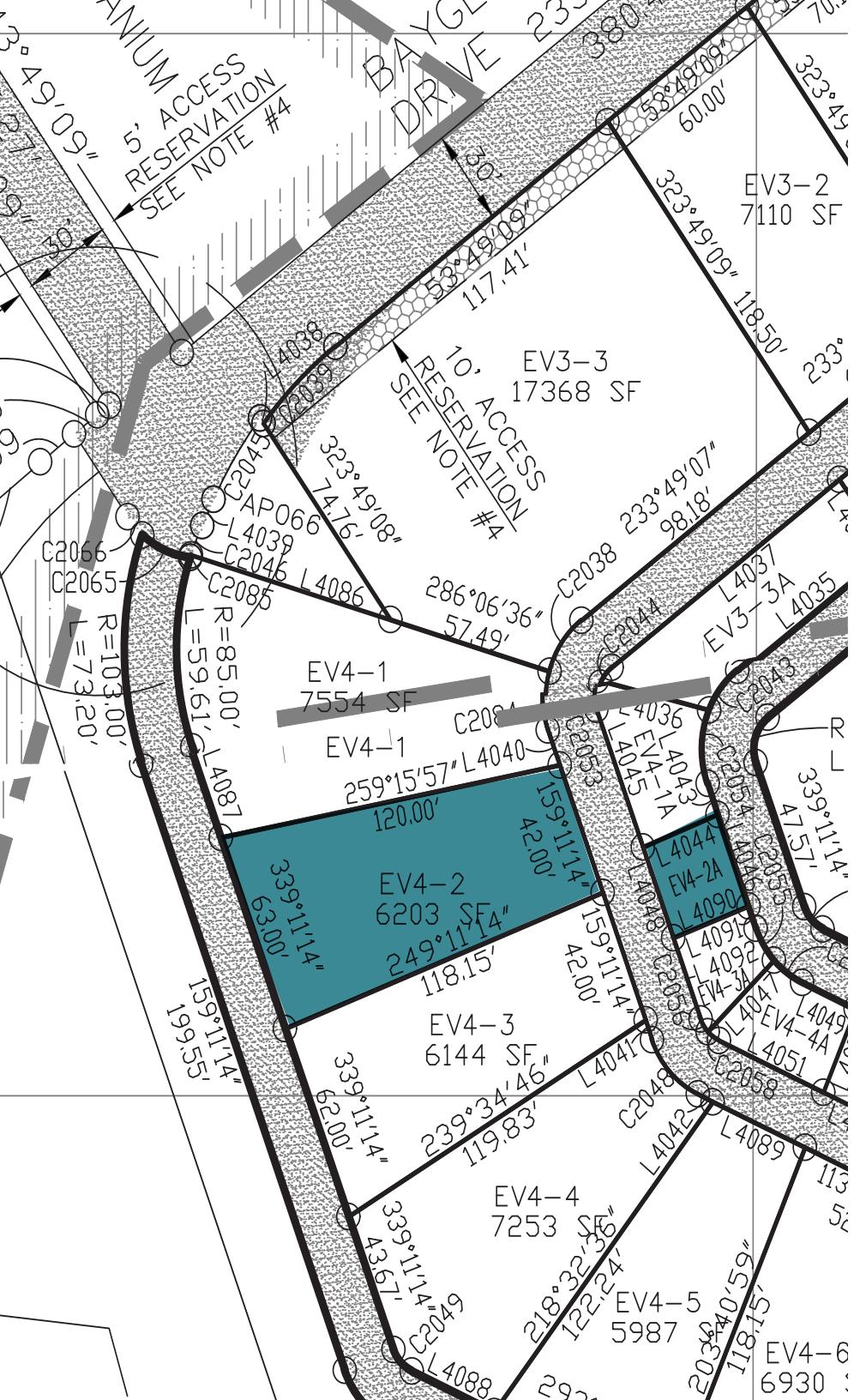


East Village Harbour Cottage #2 Floor Plan









Cost Breakdown

Harbour Cottage #2	\$8,650,000
VAT on Sales Price (5%)	\$432,500
Attorney Fee (0.5% of Purchase Price)	\$43,250
VAT on Attorney Fee (10%)	\$4,325
Club Membership Initiation	\$250,000
Total Initial Costs	\$9,380,075
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



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