

## East Village Harbour Cottage #2





GUMELEMI CAY  
PRIVATE ISLAND ESTATE

CHAPEL  
POINT

SPA COTTAGES

SPA BUNGALOWS

WHALE'S TAIL  
ESTATE LOTS

ATLANTIC  
OCEAN

SIP SIP

Plant Nursery  
& Orchard

ATLANTIC CLUB COTTAGES  
(PHASE 2)

ATLANTIC CLUB

Dining Pavilion  
Bunker's Bar

ATLANTIC CLUB COTTAGES

ATLANTIC COAST HOMES

BAKER'S BAY MARINA VILLAGE

- 165 Slip Marina
- Marina Club & Inn
- Marina Village Residences & Boat Houses
- Conch Shack Bar & Grill
- The Market & Post Office
- Pl. Restaurant & Baking Shop

EV Harbour Cottage #2

- Security, Customs & Immigration Services
- Sale Office

EAST VILLAGE

- Dockside Bar and Grill
- Fitness Center
- Pool
- Zipline
- Waterslide

SUNRISE BEACH FLATS

SUNRISE BEACH COTTAGES

MARINA VILLAGE POOL

PHASE 2  
ATLANTIC COAST HOMES

SUNSET PIER FLATS

MANGROVE PRESERVE

FOP PRESERVATION STUDY

JOE'S CREEK

SAND FLATS

SEA PORT

- Sea Plane Docks & Ramp
- Fueling Pier
- Customs & Immigration

Marsh  
Harbour

DIAMOND  
POINT

GOLF COURSE

- Practice Range
- Short Game Area
- Pro Shop

BAKER'S BAY  
ESTATE LOTS

Sea of Abaco

SUNSET PARK

- Ball Fields
- Batting Cage
- Sport Court
- Outdoor Pursuits Docks
- Bocce Ball & Horse Shoes
- Ropes Course
- Jelly Beans
- Pirate's Playground
- Hydroponic Garden
- Chef's Outdoor Kitchen Pavilion
- Fruit Orchard
- Pickle Ball
- Tennis Courts
- Trampolines
- Climbing Wall
- New Toddler Play Area
- Putt Putt Mini Golf

BEACH CLUB COTTAGES

Casamigos Bar

BEACH CLUB

- Main Family Pool
- Spa & Fitness
- Lap Pool
- Locker Rooms
- Whale's Tail Ocean Front Dining
- Palapa Beach Bar & Grill
- Great Lawn
- Coconut's Kid's Club
- Kid's Diner
- Theater
- Game Room
- Marine Science Classroom

Notes

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SHELL  
ISLAND



**Baker's Bay**  
GOLF & OCEAN CLUB

GREAT GUANA CAY  
ABACO, THE BAHAMAS  
TEL (934) 236-9361

WWW.BAKERSBAYCLUB.COM

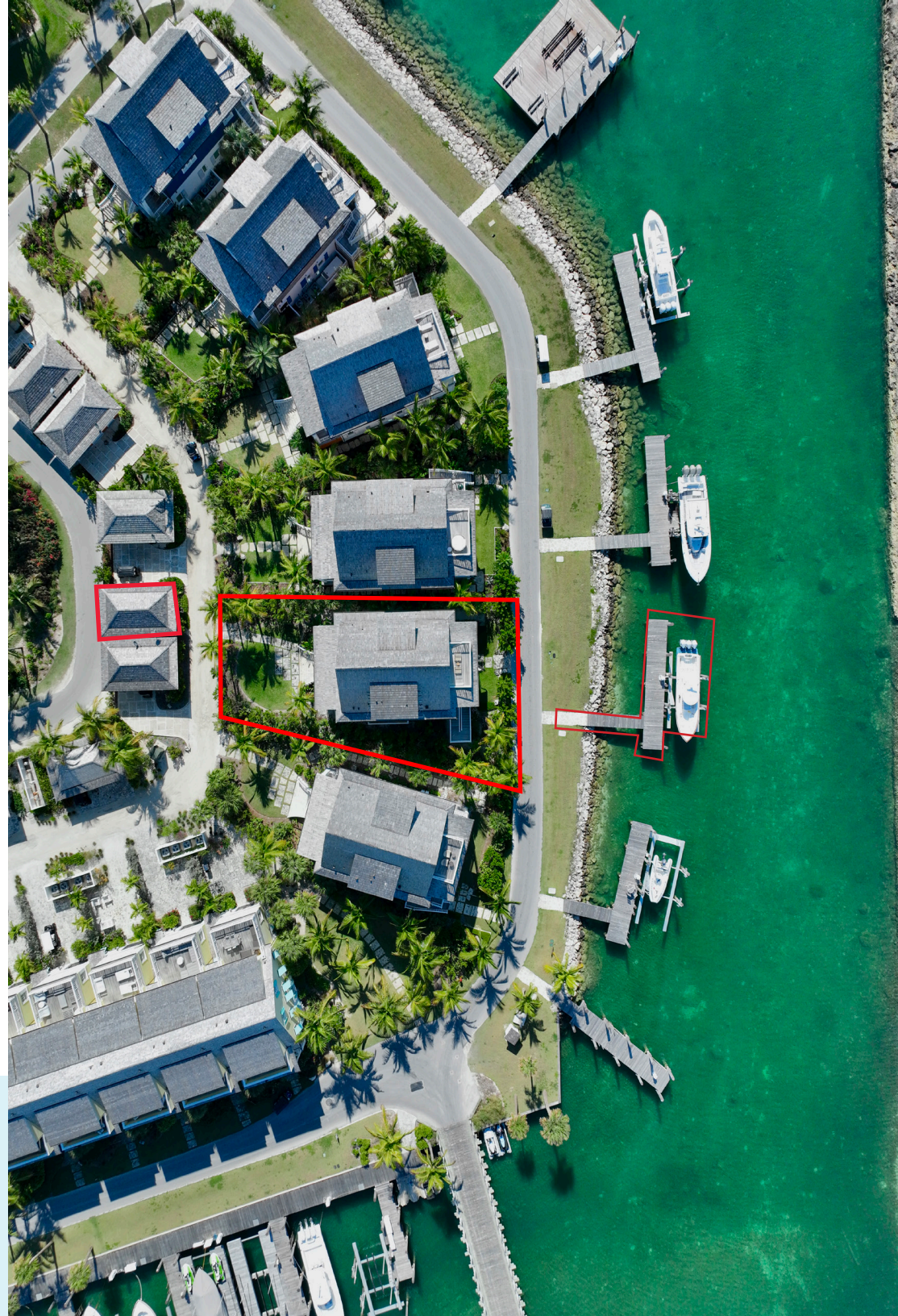
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SETTLEMENT



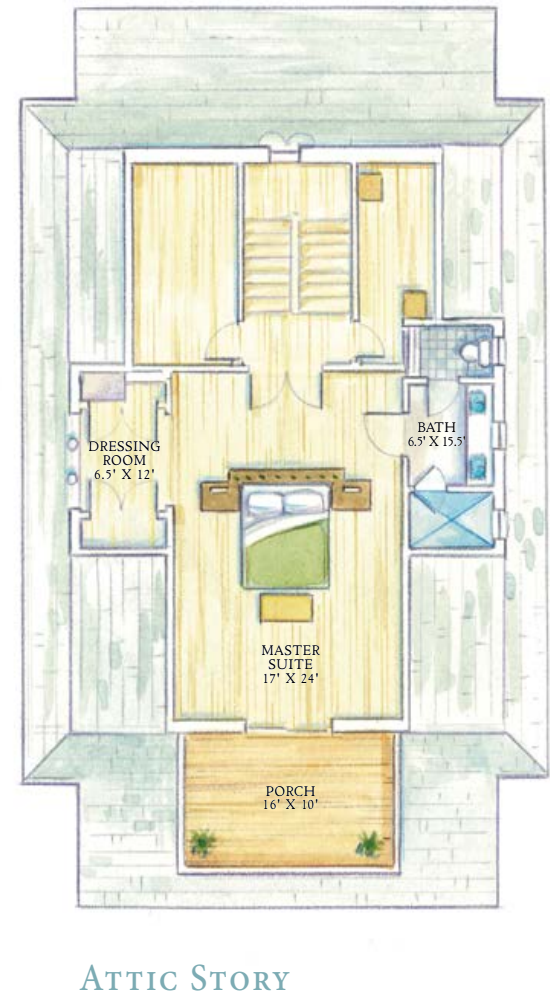
**East Village Harbour Cottage is every boater's dream come true.** The upside down floor plan, not only guarantees unobstructed, spectacular views of our mangrove nature preserve and the Sea of Abaco, but also of the conveniently located East Village amenities. Proximity to the 50' slip allows for spontaneous 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'





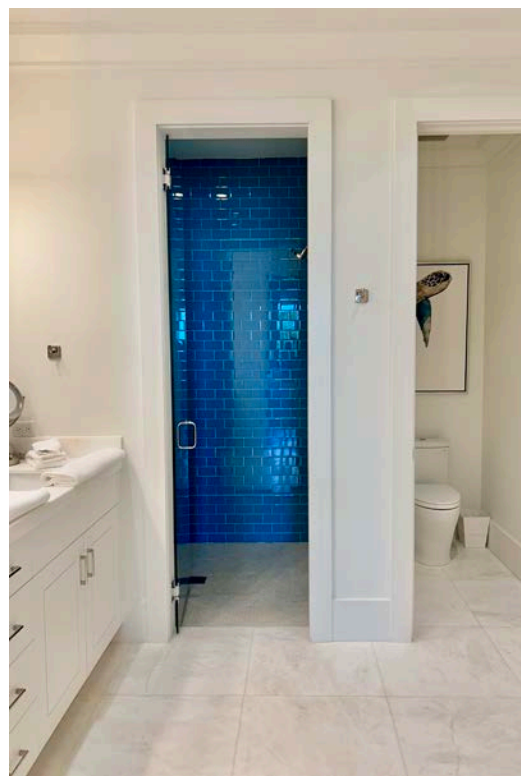
# East Village Harbour Cottage #2 Floor Plan



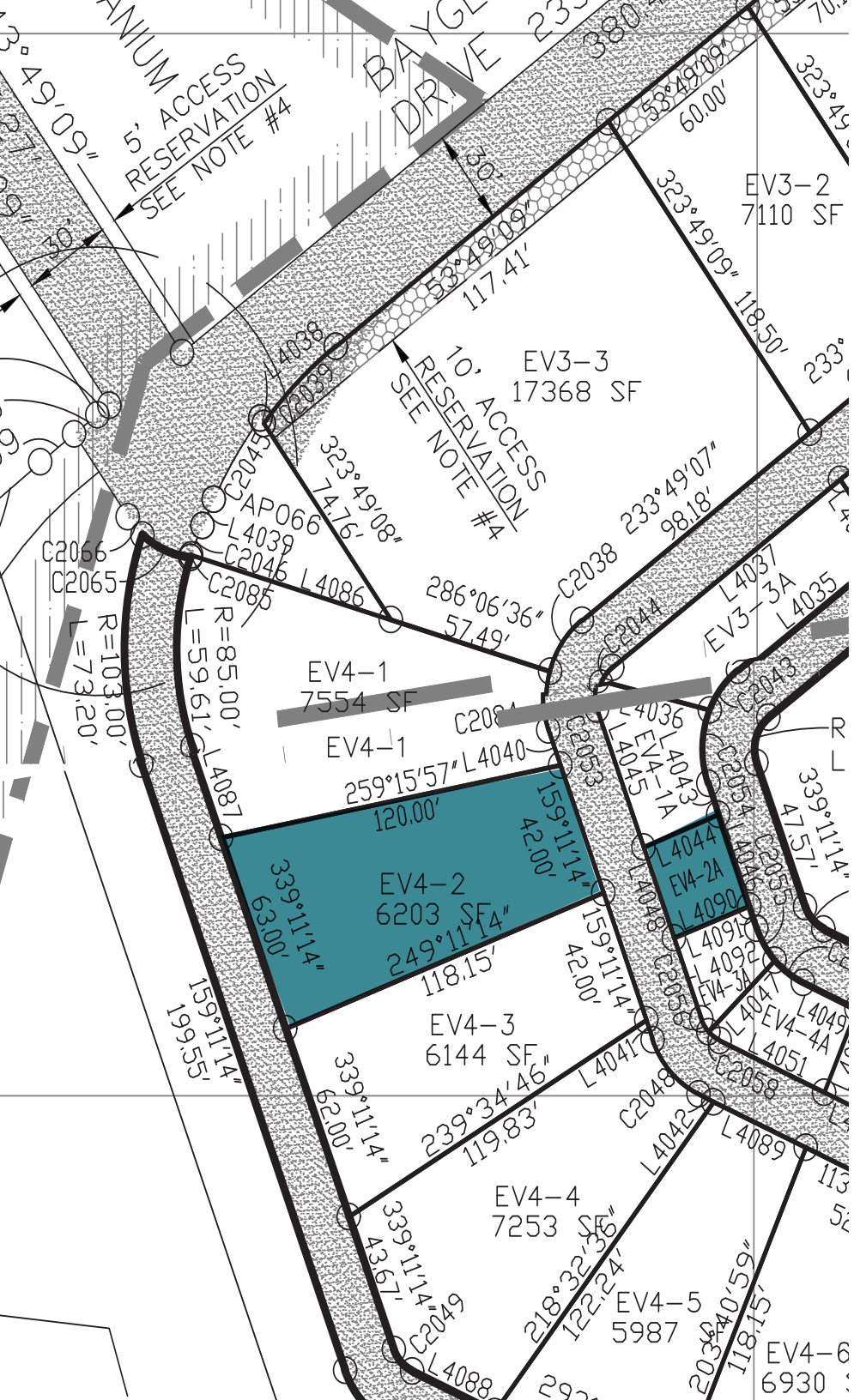














Cost Breakdown

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

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](mailto:info@bakersbayclub.com) | [bakersbayclub.com](http://bakersbayclub.com)