

# East Village Hilltop Flats



**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**

**BAKER'S BAY ESTATE LOTS**

Sea of Abaco

**GOLF COURSE**

- Practice Range
- Short Game Area
- Pro Shop

**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

**WHALE'S TAIL ESTATE LOTS**



ATLANTIC OCEAN

SIP SIP

Plant Nursery & Orchard

**ATLANTIC CLUB**

ATLANTIC CLUB COTTAGES

**ATLANTIC COAST HOMES**

BAKER'S BAY



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

**SUNRISE BEACH COTTAGES**

**SUNRISE BEACH FLATS**

**SUNSET PIER FLATS**

MANGROVE PRESERVE

ATLANTIC BEACH

MARINA VILLAGE POOL

FOR PRESERVATION STUDY

JOES CREEK

SAND FLATS

**DIAMOND POINT**

**East Village Hilltop Flats**

- Dockside Bar and Grill
- Fitness Center
- Muscle Beach
- Pool

**SEA PORT**

- Sea Plane Ramp
- Fueling Pier
- Customs & Immigration

Marsh Harbour

SETTLEMENT

*via Bonnaventure  
innouobellegrade*





The **East Village Hilltop Flats** are being developed along the ridge near the Crossing Bay bridge in the East Village, each overlooking Crossing Bay and the Sea of Abaco. Owners will enjoy convenient access to the active lifestyle programming at the new fitness center, Outdoor Pursuits area, and a dockside bar & grill. Owners can select between two different 3-bedroom plans.

	Floor	Bed/Bath	SF
Flat 3, 4 & 5	1	3/3	1,740
Flat 9	2	3/3.5	2,470





## Cost Breakdown

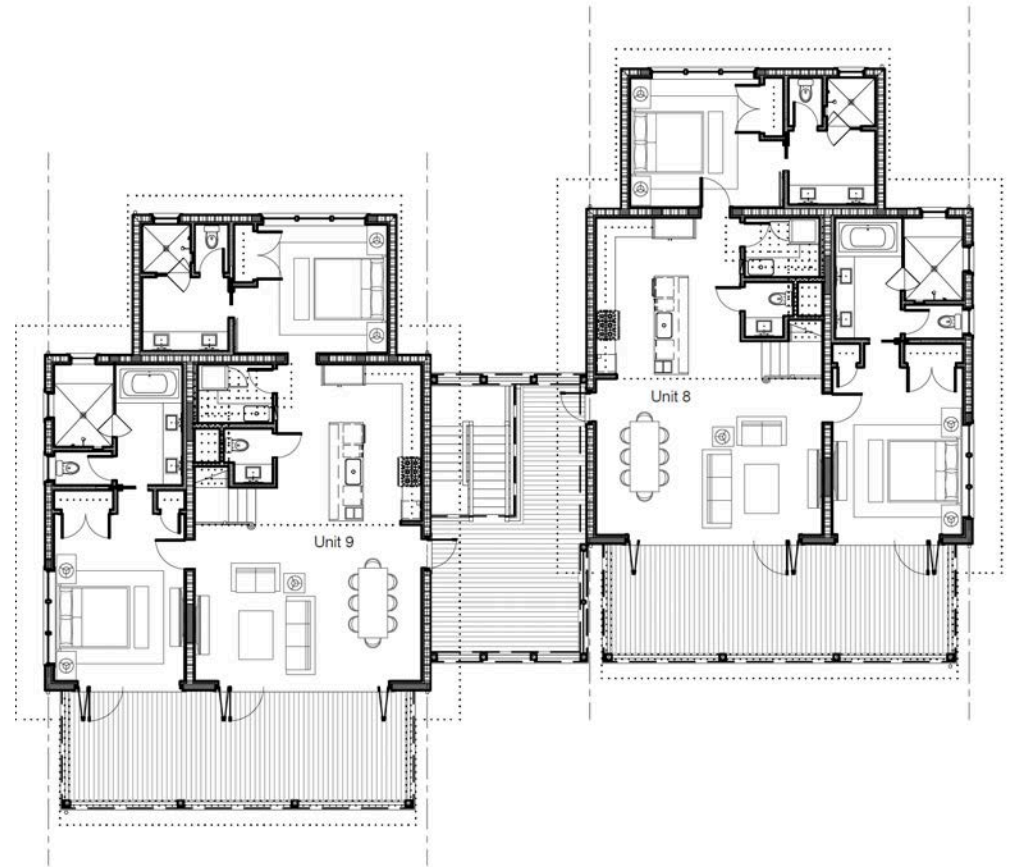
East Village Hilltop Flats 3, 4 & 5	\$4,250,000
VAT on Sales Price (5%)	\$212,500
Club Membership Initiation	\$250,000
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Total Initial Costs	\$4,712,500

2022 Club Dues (prorated)	\$68,750
2022 Condo Associations Dues	\$70,000
2022 Homeowners' Association Dues (prorated)	\$29,700
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2022 Total Annual Costs	\$168,450



## Cost Breakdown

East Village Hilltop Flats 9	\$5,250,000
VAT on Sales Price (5%)	\$262,500
Club Membership Initiation	\$250,000
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Total Initial Costs	\$5,762,500
2022 Club Dues (prorated)	\$68,750
2022 Condo Associations Dues	\$90,000
2022 Homeowners' Association Dues (prorated)	\$29,700
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2022 Total Annual Costs	\$188,450







## East Village Hilltop Availability

*\*Pending*



# East Village Hilltop Flats



November 2022 progress photo





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)