

East Village Hilltop Flats





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
- Coconut's Kid's Club

BEACH
CLUB COTTAGES

Casamigos
Bar

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



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

ATLANTIC FLATS

MARINA VILLAGE POOL

SUNRISE BEACH COTTAGES

SUNRISE BEACH FLATS

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

Marsh Harbour

FOR PRESERVATION STUDY

SAND FLATS

East Village
Hilltop Flats

SEA PORT

- Sea Plane Ramp
- Fueling Pier
- Customs & Immigration

EAST VILLAGE

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

DIAMOND POINT

SETTLEMENT

via Bonnaventure
innousobellegradre



SHELL ISLAND

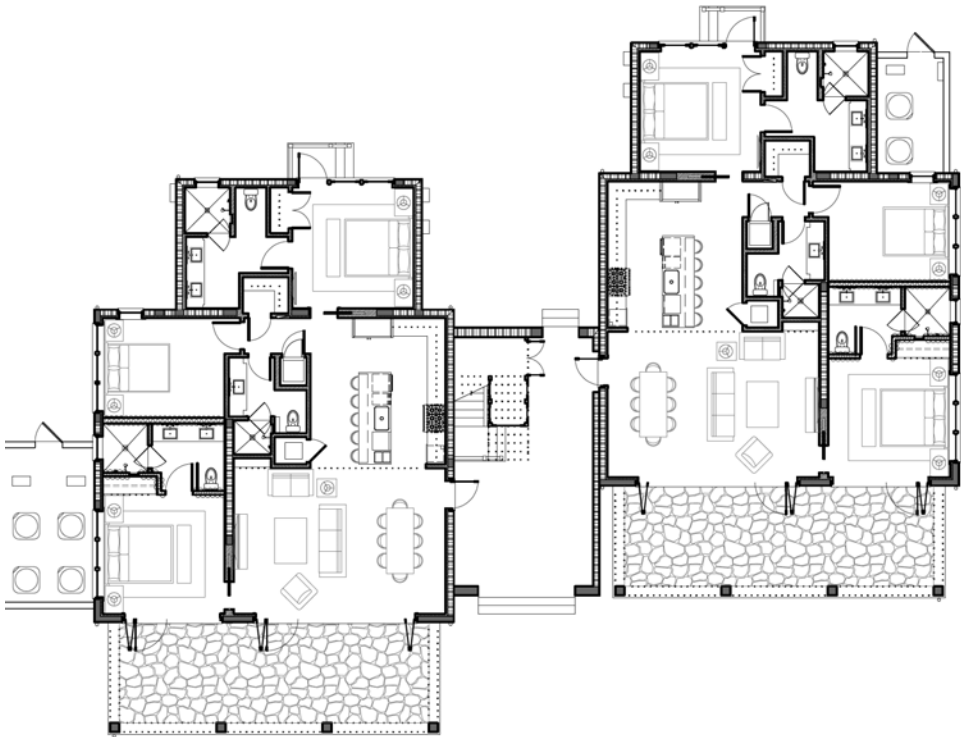
The East Village Hilltop Flats are being developed along the ridge near the Crossing Bay bridge in the East Village, each overlooking Crossing Bay and the Sea of Abaco. Owners will enjoy convenient access to the active lifestyle programming at the new fitness center, Outdoor Pursuits area, and a dockside 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 6 & 9	2	3/3.5	2,470



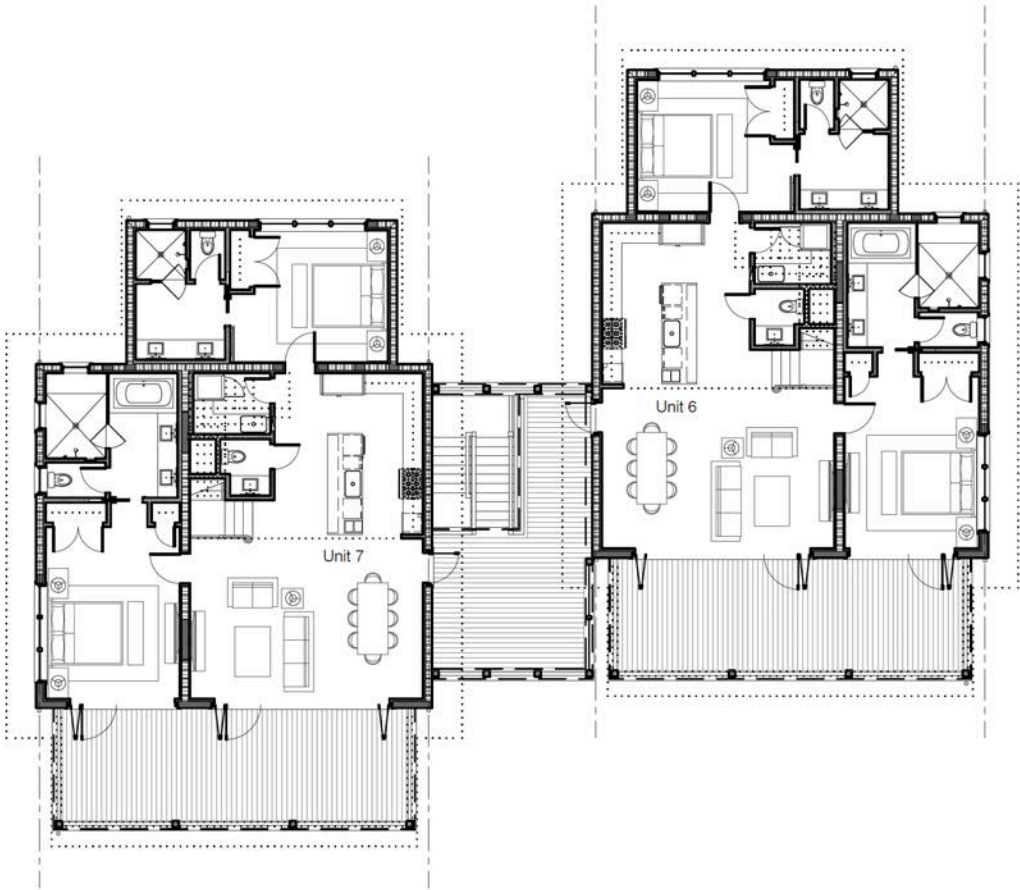
Cost Breakdown

East Village Hilltop Flats 4 & 5	\$4,250,000
VAT on Sales Price (6%)	\$255,000
Club Membership Initiation	\$250,000
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Total Initial Costs	\$4,755,000
2021 Club Dues (prorated)	\$65,000
2021 Homeowners' Association Dues (prorated)	\$26,000
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2021 Total Annual Costs	\$91,000



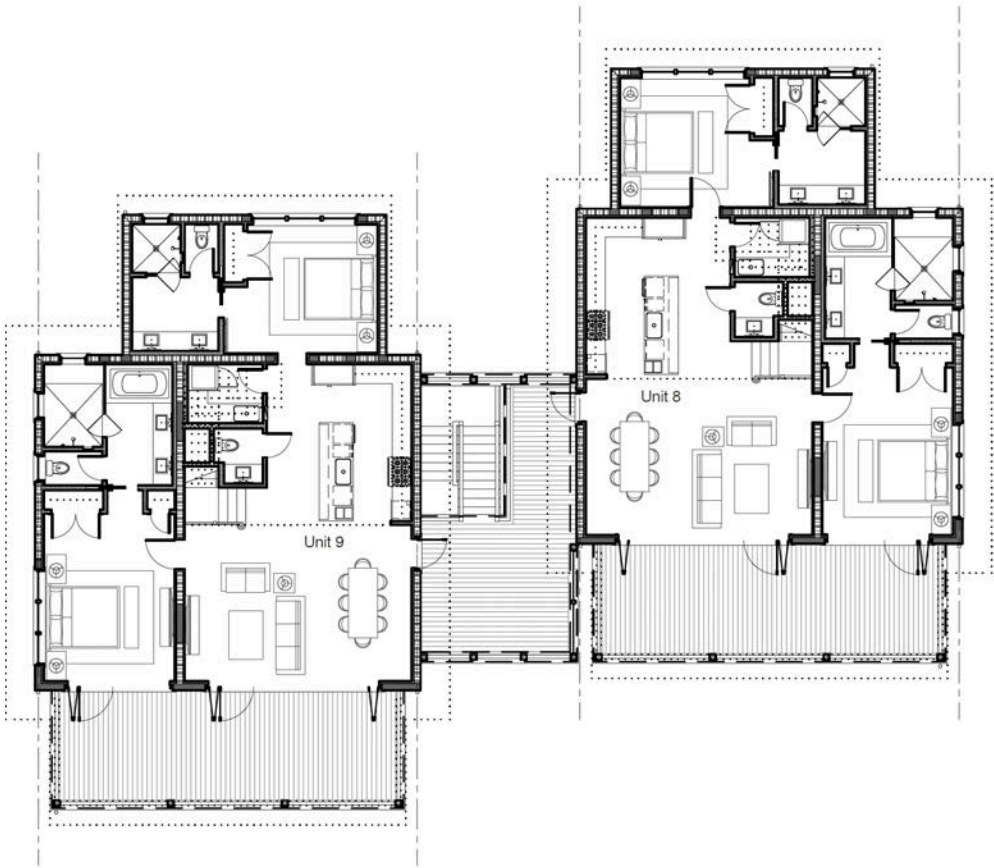
Cost Breakdown

East Village Hilltop Flats 6	\$4,750,000
VAT on Sales Price (6%)	\$285,000
Club Membership Initiation	\$250,000
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Total Initial Costs	\$5,285,000
2021 Club Dues (prorated)	\$65,000
2021 Homeowners' Association Dues (prorated)	\$26,000
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2021 Total Annual Costs	\$91,000



Cost Breakdown

East Village Hilltop Flats 9	\$5,250,000
VAT on Sales Price (6%)	\$315,000
Club Membership Initiation	\$250,000
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Total Initial Costs	\$5,815,000
2021 Club Dues (prorated)	\$65,000
2021 Homeowners' Association Dues (prorated)	\$26,000
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2021 Total Annual Costs	\$91,000



East Village Hilltop Flats





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