



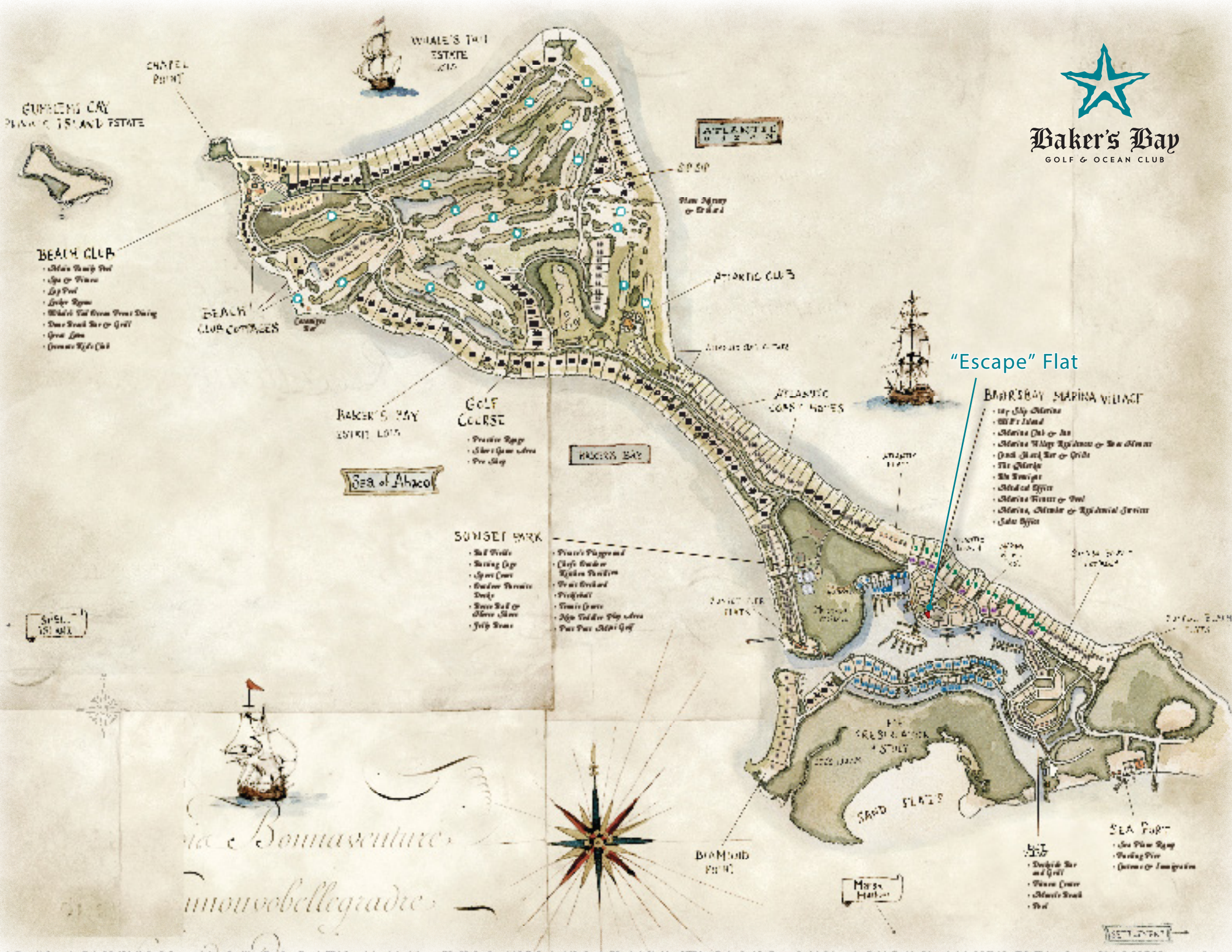
**Baker's Bay**  
GOLF & OCEAN CLUB

# "Escape" Marina Village Flat





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



CHANNEL POINT

WHALE'S TAIL ESTATE

CUMBERLAND PLANNED ISLAND ESTATE

BEACH CLUB

- Main Beach Bar
- Spa & Fitness
- Day Pool
- Locker Room
- Whale's Tail Ocean Front Dining
- Ocean Beach Bar & Grill
- Ocean Cafe
- Ocean Kids Club

BEACH CLUB COMPLEX

Baker's Bay ESTATE LOTS

GOLF COURSE

- Practice Range
- Short Game area
- Pro Shop

Sea of Abaco

SUNSET PARK

- Soft Fields
- Swimming Deck
- Spa
- Outdoor Tennis Courts
- Ocean Bar & Grill
- Kids Zone
- Private Playground
- Club House
- Ocean Pavilion
- Ocean Beach
- Poolside
- Tennis Courts
- Spa Trolley Pick up
- Pro Shop

ATLANTIC CLUBS

2050

Sea Spray & Grill

ATLANTIC CLUBS

ATLANTIC CLUBS

ATLANTIC COAST HOMES

HARRIS BAY

"Escape" Flat

BARBADOE MARINA VILLAGE

- Sea Club
- Sea Club
- Atlantic Club & Bar
- Atlantic Club Restaurant & Sea View
- Ocean Beach Bar & Grill
- The Terrace
- Sea Spa
- Medical Office
- Atlantic Fitness & Pool
- Atlantic, Atlantic & Residential Services
- Sea Spa

SUNSET PARK

Miss Harbor

SEA PORT

- Sea Port Bar and Grill
- Ocean Cafe
- Atlantic Beach
- Pool

*à la Bonne aventure  
à la Belle gradie*



SEASIDE

“Escape” sits just above The Outdoor Pursuits office and Blu Botique. Located within the vibrant Marina Village, this beautiful home offers wonderful views over Baker’s Bay Marina & the Sea of Abaco. The Flat is ideally located just steps away from the fitness center, Conch Shack, The Market, and marina docks. A welcoming entrance with steps up to a separate private outdoor lounge, this charming two bedroom, two and one half bath home is perfect for a small family that wants to be at the heart of all of the activity. The multiple french doors in the living room provide incredible natural lighting to the kitchen and living quarters and encompasses the home with the vibrant Marina Village views.

Bed/Bath	2/2.5
A/C SQ	1,740sf
Porches/Balconies	400sf
Views	Marina Village, Sea of Abaco





"Escape"



## Cost Breakdown

“Escape” Flat	\$5,300,000
VAT on Sales Price (5%)	\$260,000
Attorney Fee (0.5% of Purchase Price)	\$26,000
VAT on Attorney Fee (10%)	\$2,600
Club Membership Deposit (80% equity)	\$250,000
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Total Initial Costs	\$5,738,600



2025 Condo Association Dues (prorated)	\$34,000
2025 Club Dues (prorated)	\$93,000
2025 Homeowners' Association Dues (prorated)	\$42,000
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2025 Total Annual Costs	\$169,000*



\*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)