



Baker's Bay
GOLF & OCEAN CLUB

"Escape" Marina Village Flat





Baker's Bay
GOLF & OCEAN CLUB

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

WHALE'S TAIL
ESTATE LOTS



ATLANTIC
OCEAN

SIP SIP

Plant Nursery
& Orchard

ATLANTIC CLUB

ATLANTIC CLUB COTTAGES



"Escape" Flat

BAKER'S BAY
ESTATE LOTS

GOLF COURSE

- Practice Range
- Short Game Area
- Pro Shop

Sea of Abaco

BAKER'S BAY

ATLANTIC COAST HOMES

ATLANTIC FLATS

BAKER'S BAY MARINA VILLAGE

- 105 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

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

MARINA VILLAGE POOL

SUNRISE BEACH COTTAGES

SUNRISE BEACH FLATS

SHELL ISLAND

FOR PRESERVATION
+ STUDY
JOES CREEK
SAND FLATS

SEA PORT

- Sea Plane Ramp
- Fueling Pier
- Customs & Immigration

EAST VILLAGE

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

DIAMOND POINT

Marsh Harbour

SETTLEMENT

*via Bonnaventure
innouso bellegrade*

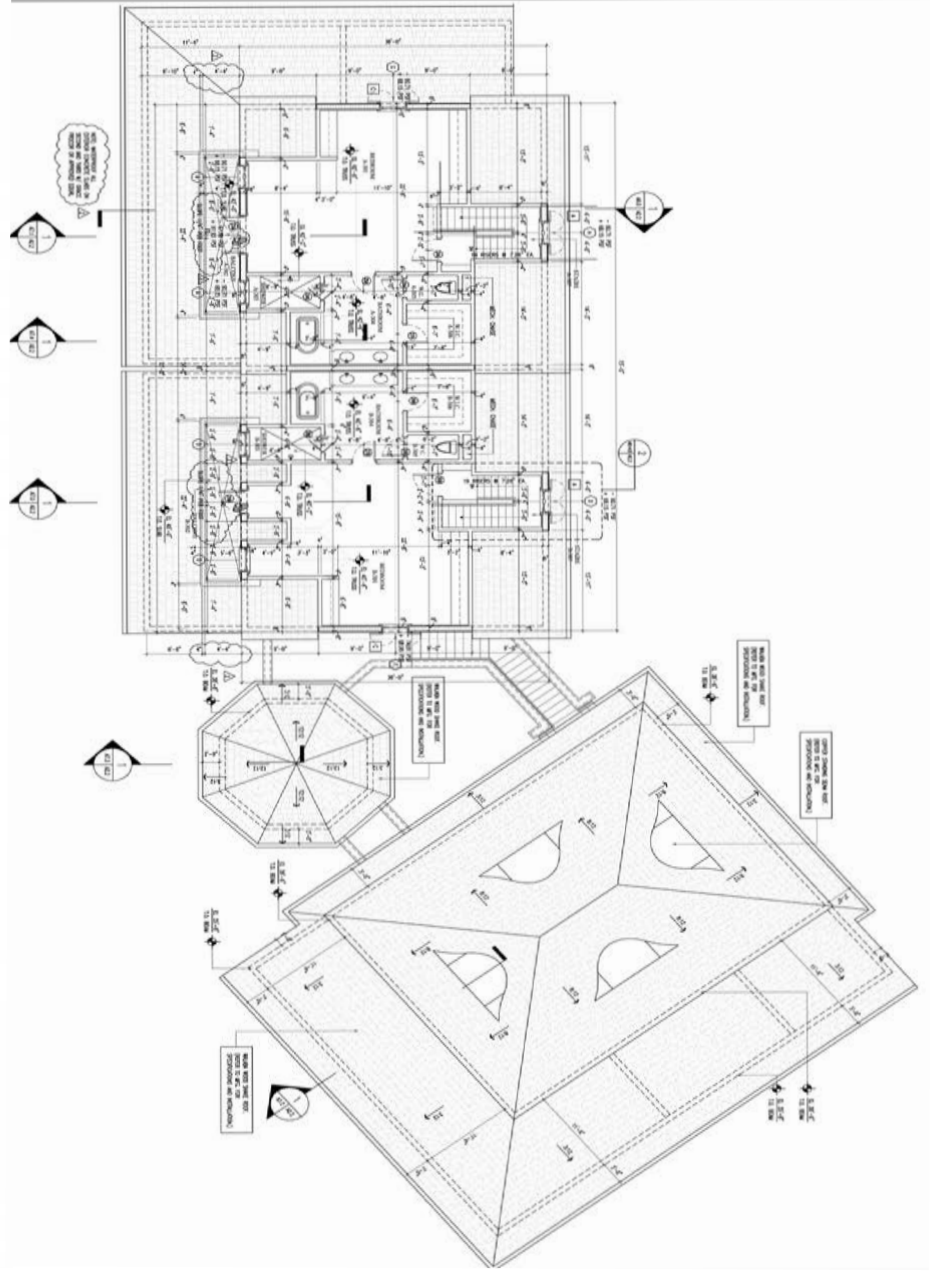
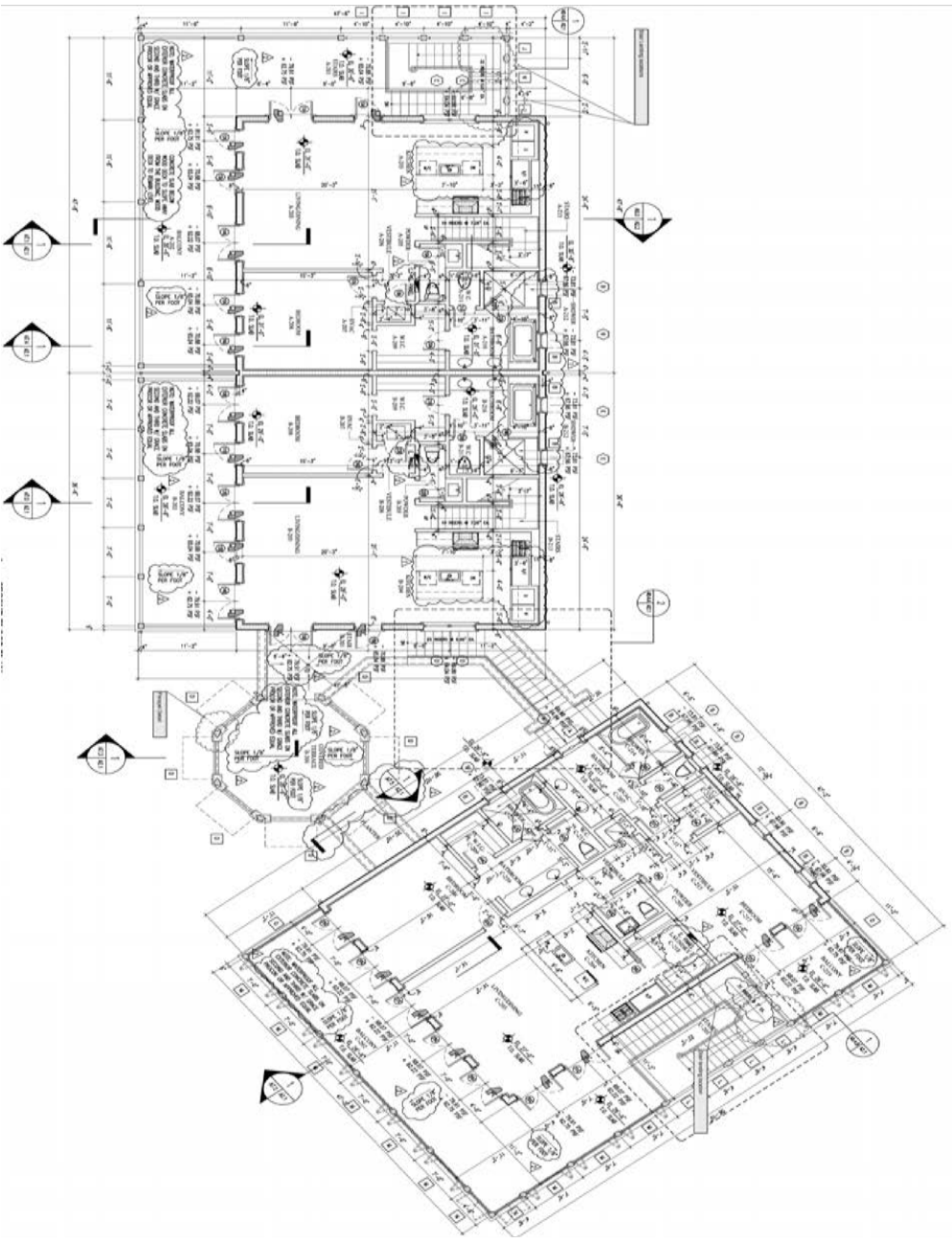


“Escape” sits just above The Outdoor Pursuits office and Blu Botique. Located within the vibrant Marina Village, this beautiful home offers wonderful views over Baker’s Bay Marina & the Sea of Abaco. The Flat is ideally located just steps away from the fitness center, Conch Shack, The Market, and marina 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" Floor Plan



“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



2023 Condo Association Dues (prorated)	\$50,000
2024 Club Dues (prorated)	\$84,185
2024 Homeowners' Association Dues (prorated)	\$40,200
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2024 Total Annual Costs	\$174,385





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