



Baker's Bay  
GOLF & OCEAN CLUB

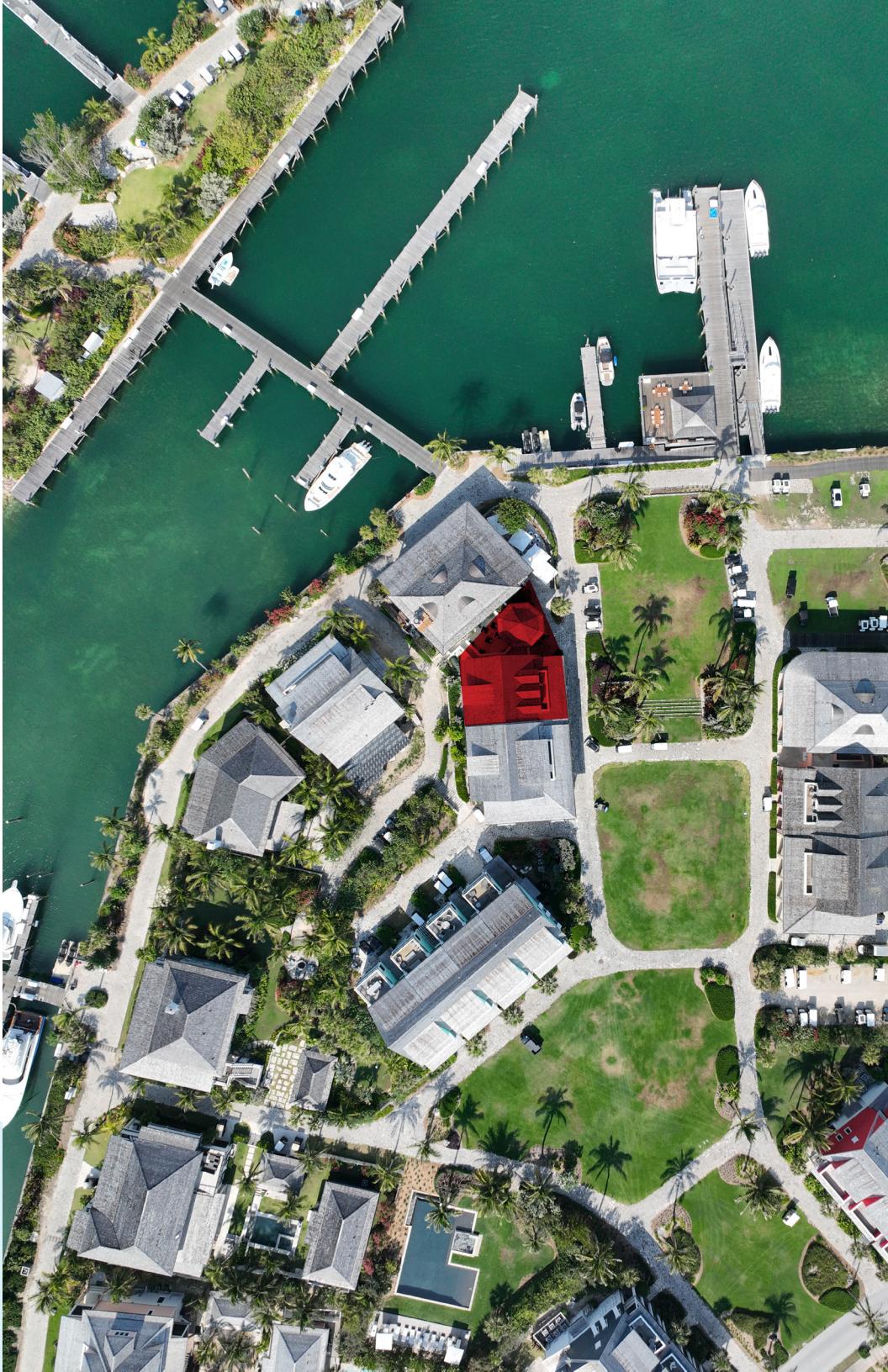
## "Escape" Marina Village Flat



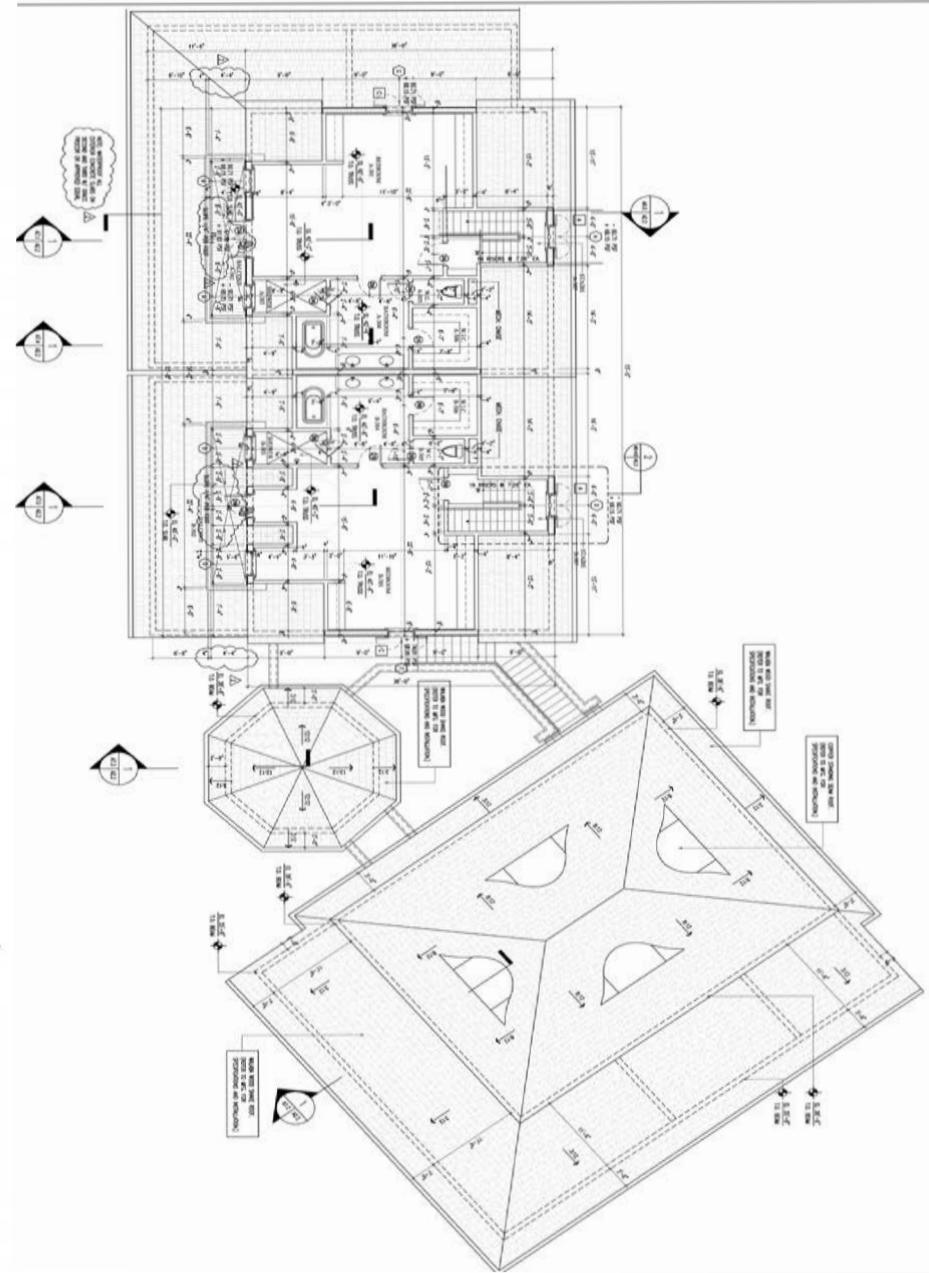
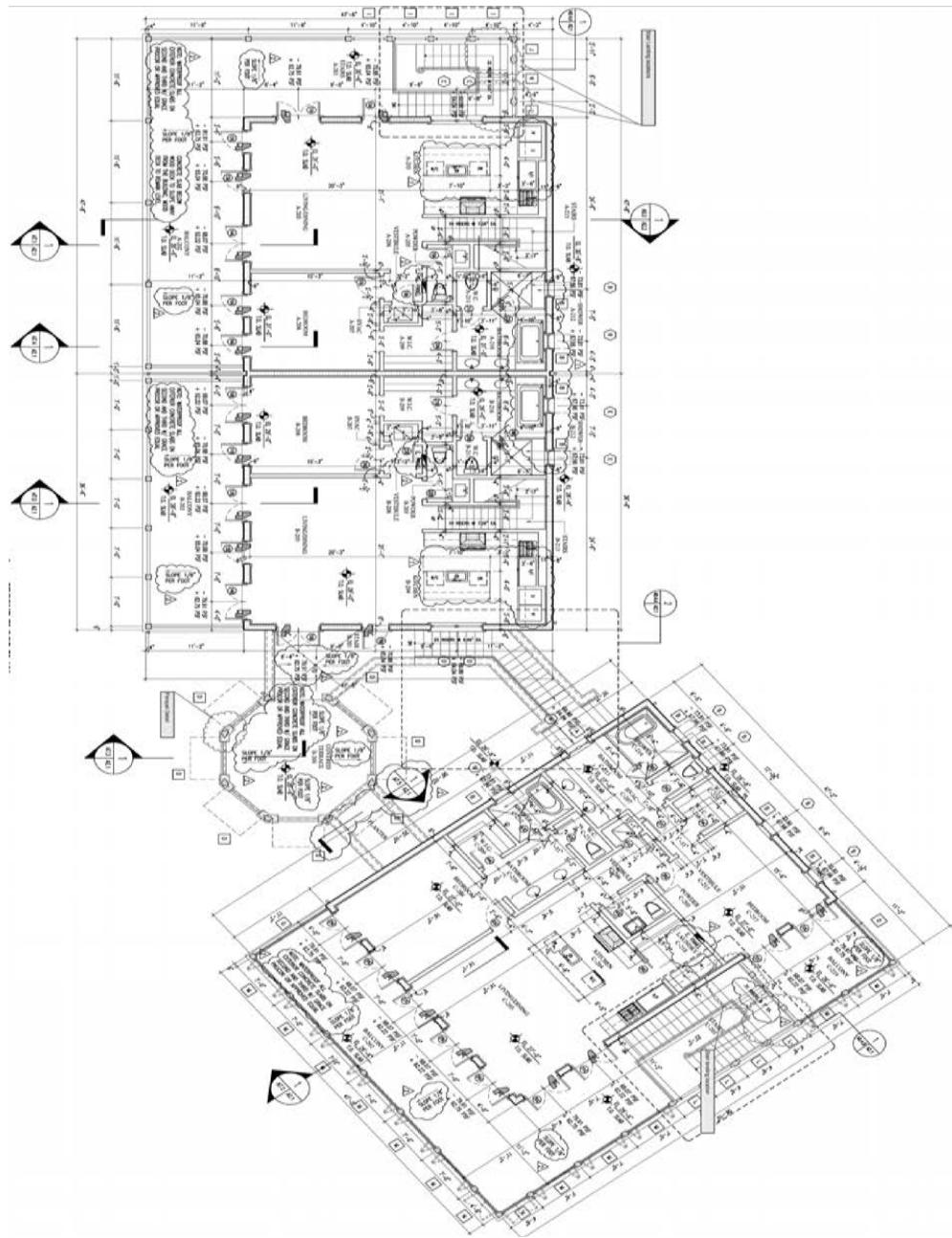


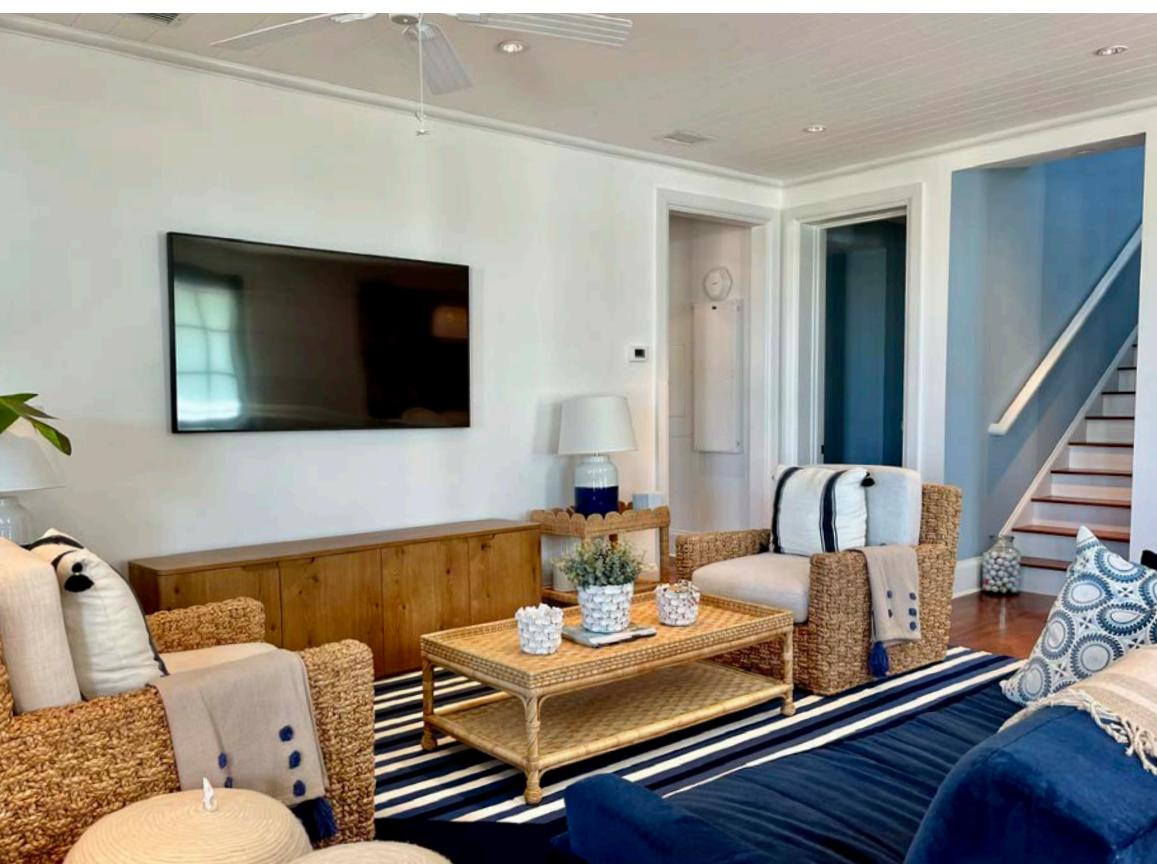
**“Escape”** sits just above The Outdoor Pursuits office and Blu Botique. Located within the vibrant Marina Village, this beautiful home offers wonderful views over Baker’s Bay Marina & the Sea of Abaco. The Flat is ideally located just steps away from the fitness center, Conch Shack, The Market, and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

<b>Bed/Bath</b>	2/2.5
<b>A/C SF</b>	2,100sf
<b>Courtyard &amp; Gazebo SF</b>	726sf
<b>Porches/Balconies</b>	501sf
<b>Views</b>	Marina Village, Sea of Abaco, Sunsets



# "Escape" Floor Plan





## Cost Breakdown

"Escape" Flat	\$4,000,000
VAT on Sales Price (5%)	\$200,000
Attorney Fee (0.5% of Purchase Price)	\$20,000
VAT on Attorney Fee (10%)	\$2,000
Club Membership Deposit (80% equity)	\$250,000
<b>Total Initial Costs</b>	<b>\$4,472,000</b>

Proposed 2026 Club Dues (prorated)	\$95,400
Proposed 2026 Condo Association Dues	\$35,000
Proposed 2026 HOA Dues (prorated)	\$43,260
<b>Proposed 2026 Total Annual Costs</b>	<b>\$173,660*</b>



\*ANNUAL DUES SUBJECT TO 10% VAT



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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.

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