

Golf Course Homesite 139





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

Homesite 139

BAKER'S BAY
ESTATE LOTS

Sea of Abaco

GOLF COURSE

- Practice Range
- Short Game Area
- Pro Shop

BAKER'S BAY

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

ATLANTIC CLUB

ATLANTIC CLUB COTTAGES

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 & Grille
- 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

FOR
PRESERVATION
& STUDY

SAND FLATS

DIAMOND
POINT

Marsh
Harbour

SEA PORT

- Sea Plane Ramp
- Fueling Pier
- Customs & Immigration

EAST
VILLAGE

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

SETTLEMENT

via Bonnaventures
innousobellegradre

Golf Course Homesite 139 is centrally located between the 6th fairway and the practice facility on a private road among a collection of only nine estate homesites. It is ideally situated for the avid golfer. Second floor views offer a sweeping panorama of the golf course with vignettes of the Sea of Abaco beyond. The homesite will accomodate a range of pre designed homes as well as custom designs, with ample room for a guest house and outdoor living and entertaining space.

Land Area	24,188 sf .55 acres
Golf Frontage	174'
Depth of Lot	186'
Location	#6 Fairway



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Cost Breakdown

Golf Course Homesite 139	\$3,000,000
VAT on Sales Price (5%)	\$150,000
Attorney Fee (0.5% of Purchase Price)	\$15,000
VAT on Attorney Fee (10%)	\$1,500
Club Membership Initiation	\$250,000
Total Initial Costs	\$3,416,500

Proposed 2026 Club Dues (prorated)	\$95,400
Proposed 2026 HOA Dues (prorated)	\$43,260
Proposed 2026 Total Annual Costs	\$138,660*

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 | bakersbayclub.com