Golf Course Homesite 139

Baker's Bay
GOLF & OCEAN CLUB

Baker's Bay
GOLF & OCEAN CLUB
WHALE'S TAIL ESTATE LOTS
CHAPEL POINT
GUMELEMI CAY
PRIVATE ISLAND ESTATE
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
· Coconuts Kid's Club
BEACH CLUB COTTAGES
Casamigos Bar
Homesite 139
ATLANTIC CLUB
ATLANTIC CLUB COTTAGES
ATLANTIC COAST HOMES
BAKER'S BAY ESTATE LOTS
GOLF COURSE
· Practice Range
· Short Game Area
· Pro Shop
BAKER'S BAY
Sea of Abaco
BAKER'S BAY MARINA VILLAGE
· 165 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
ATLANTIC BEACH
MARINA VILLAGE POOL
SUNRISE BEACH COTTAGES
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
SUNRISE BEACH FLATS
SHELL ISLAND
FOR PRESERVATION + STUDY
JOE'S CREEK
SAND FLATS
DIAMOND POINT
Marsh Harbour
EAST VILLAGE
· Dockside Bar and Grill
· Fitness Center
· Muscle Beach
· Pool
SEA PORT
· Sea Plane Ramp
· Fueling Pier
· Customs & Immigration
SETTLEMENT

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

Golf Course Homesite 139

Cost Breakdown

Golf Course Homesite 139	$3,000,000
VAT on Sales Price (5%)	$150,000
Attorney Fee (0.5% of Purchase Price) VAT	$15,000
on Attorney Fee (10%)	$1,500
Club Membership Initiation (70% equity)	$750,000
Total Initial Costs	$3,916,500

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