

Golf Course Homesite #141



Baker's Bay
GOLF & OCEAN CLUB





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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

Homesite 141

WHALE'S TAIL
ESTATE LOTS



ATLANTIC
OCEAN

SIP SIP

Plant Nursery
& Orchard

ATLANTIC CLUB

ATLANTIC CLUB COTTAGES



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

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

DIAMOND POINT

Marsh Harbour

SETTLEMENT

*via Bonnaventure
innouso bellegrade*



Golf Course Homesite 141 is set among a collection of nine golf course homesites located between #6 green, #7 tee box, and the Baker's Bay practice facility. Second floor views visually stretch the property with unimpeded views down the long par 5, 7th hole. Central location allows for immediate access to Sip Sip and the Driving Range with the Beach Club and Casamigos Bar just a short cart ride away.

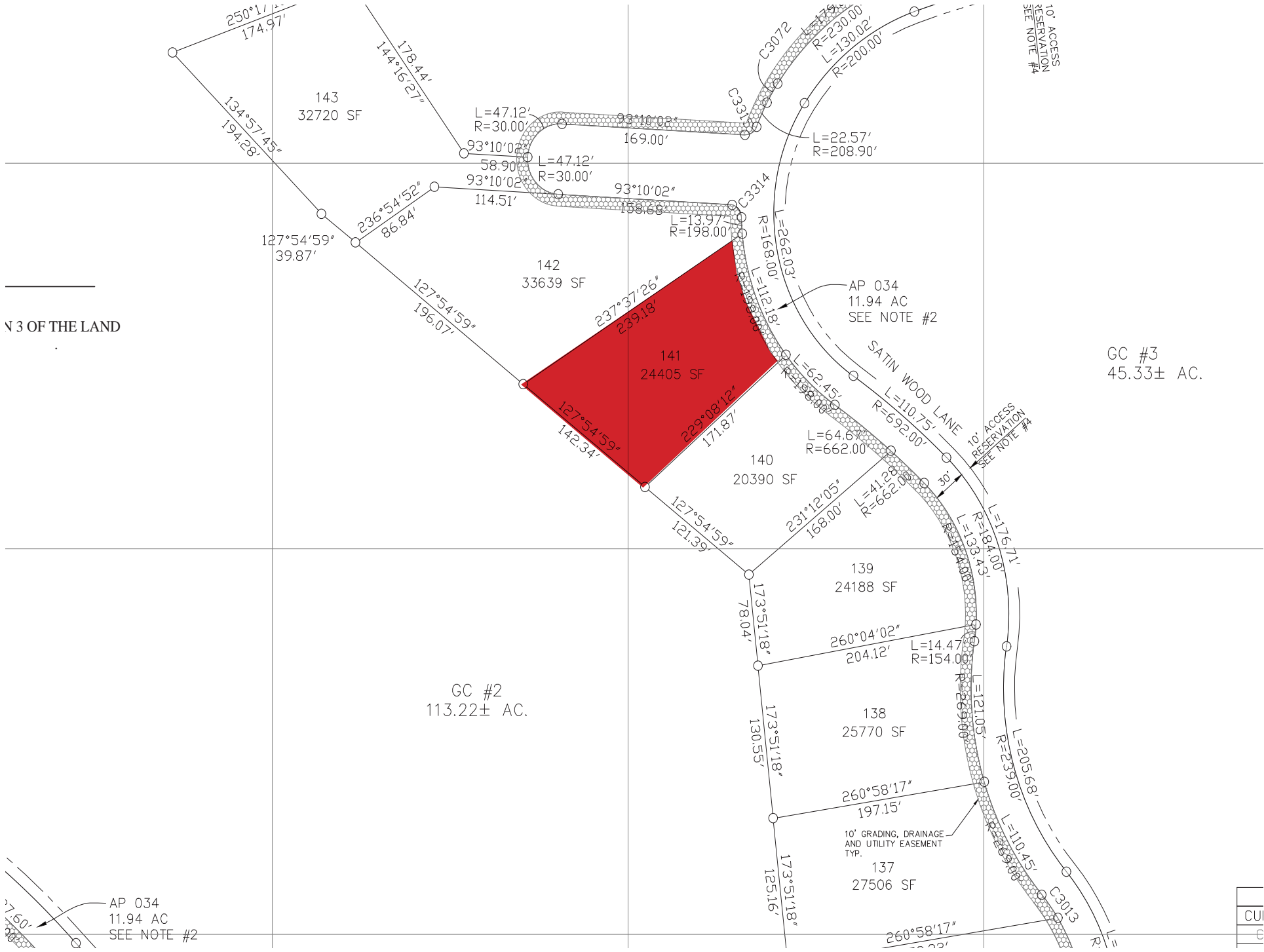
Land Area 24,405 sf | .56 acres

Tee Box #7

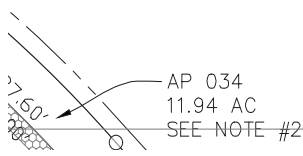
Depth of Lot 234'

Views Golf Course





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Cost Breakdown

Golf Course Homesite #141	\$2,800,000
VAT on Sales Price (5%)	\$140,000
Attorney Fee (0.5% of Purchase Price)	\$14,000
VAT on Attorney Fee (12%)	\$1,400
Club Membership Initiation	\$250,000
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Total Initial Costs	\$3,205,400
2026 Club Dues (prorated)	\$95,400
2026 Homeowners' Association Dues (prorated)	\$43,260
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2026 Total Annual Costs	\$138,660





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