

Golf Course Homesite 142



Baker's Bay
GOLF & OCEAN CLUB





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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 142

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

MARINA
VILLAGE POOL

SUNRISE BEACH
COTTAGES

SUNRISE BEACH
FLATS

SUNSET PIER
FLATS

MANGROVE
PRESERVE

FOR
PRESERVATION
& STUDY

SAND FLATS

DIAMOND
POINT

SEA PORT

- Sea Plane Ramp
- Fueling Pier
- Customs & Immigration

EAST
VILLAGE
• Dockside Bar
and Grill
• Fitness Center
• Muscle Beach
• Pool

Marsh
Harbour

SETTLEMENT

via Bonnaventure
innousobellegradre



Golf Course Home site 142 is centrally located between the 6th fairway and the practice facility on a private road among a collection of only nine golf estate home sites. 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 home site will accommodate 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 33,639 sf | .77 acres

Golf Frontage 196'

Depth of Lot 239'

Location #6 fairway



SATIN WOOD LANE

$$L = 457.72'$$

.00'

$$L=470.12'$$
 $R = 694.00'$

10' ACCESS
RESERVATION
SEE NOTE #4
30'

-AP 034
11.94 AC
SEE NOTE #2

GC #3
45.33± AC.

10' ACCESS
RESERVATION
SEE NOTE #4

$\angle = 17^\circ$
 $R = 1$

6.71' —
84.00'
33.43'
4.00'

A diagram illustrating the transport of a vesicle. On the left, a rough endoplasmic reticulum (RER) is shown with a double membrane and internal folds. A vesicle, represented by a small circle, is shown budding from the RER. An arrow indicates the movement of the vesicle towards the right, where it is shown fusing with the membrane of a Golgi apparatus, represented by a series of stacked, flattened sacs.

 $L=1$

Cost Breakdown

Golf Course Homesite 142	\$2,100,000
VAT on Sales Price (5%)	\$105,000
Attorney Fee (0.5% of Purchase Price)	\$10,500
VAT on Attorney Fee (10%)	\$1,050
Club Membership Initiation	\$250,000
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Total Initial Costs	\$2,466,550

2025 Club Dues (prorated)	\$93,000
2025 Homeowners’ Association Dues (prorated)	\$42,000
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2025 Total Annual Costs	\$135,000*

*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