

## Golf Course Homesite 142





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.

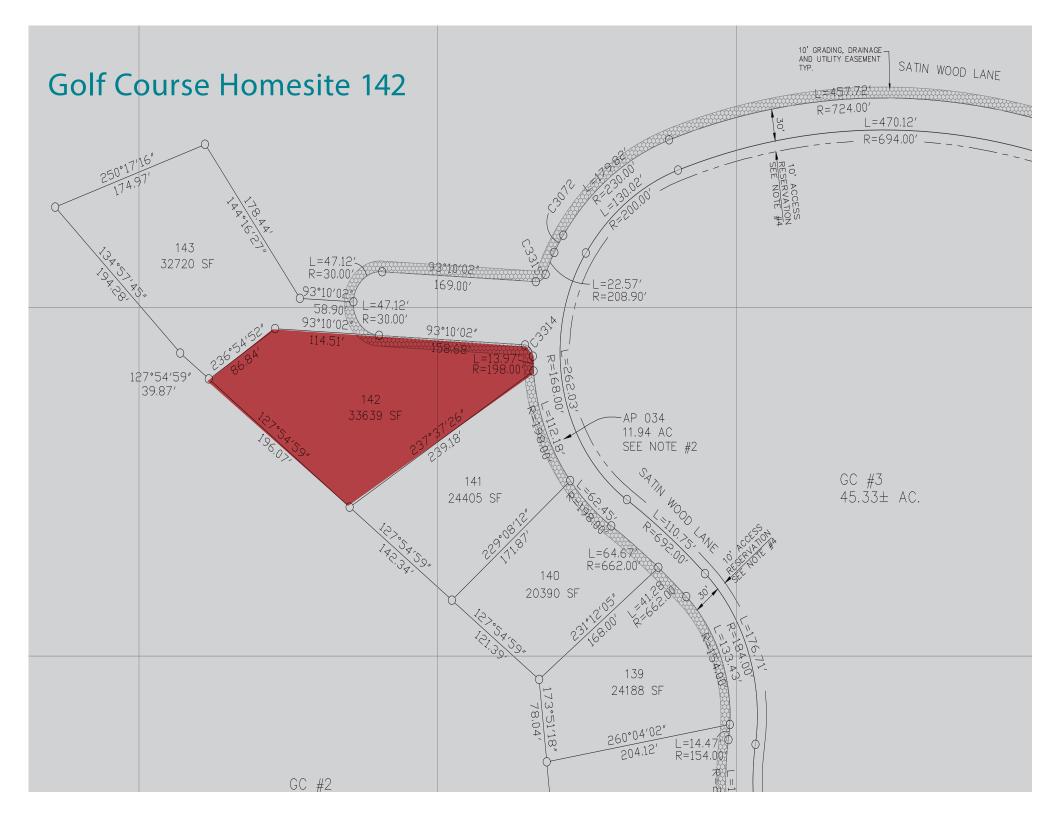
Land Area 33,639 sf | .77 acres

Golf Frontage 196'

Depth of Lot 239'

Location #6 fairway





## 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
Total Initial Costs	\$2,466,550
2025 Club Dues (prorated)	\$93,000
2025 Homeowners' Association Dues (prorated)	\$42,000
2025 Total Annual Costs	\$135,000*





<sup>\*</sup>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.

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