

Golf Course Homesite 159





Baker's Bay
GOLF & OCEAN CLUB

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

BAKER'S BAY
ESTATE LOTS

Sea of Abaco

GOLF COURSE

- Practice Range
- Short Game Area
- Pro Shop

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

WHALE'S TAIL
ESTATE LOTS



ATLANTIC
OCEAN

SIP SIP

Plant Nursery
& Orchard

Homesite 159

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

Marsh
Harbour

SEA PORT

- Sea Plane Ramp
- Fueling Pier
- Customs & Immigration

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

SETTLEMENT

via Bonnaventure
innousobellegradre



Golf Course Homesite 159 is centrally located between the 16th and 17th fairway on a private road among a collection of only twelve 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 Atlantic Ocean beyond. The homesite 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 33,139sf | .76 acres

Golf Frontage 337'

Depth of Lot 302'

Location #17 fairway





Cost Breakdown

Golf Course Homesite 159	\$3,500,000
VAT on Sales Price (5%)	\$175,000
Attorney Fee (0.5% of Purchase Price)	\$17,500
VAT on Attorney Fee (10%)	\$1,750
Club Membership Initiation	\$250,000
Total Initial Costs	\$3,944,250

2024 Club Dues (prorated)	\$84,185
2024 Homeowners’ Association Dues (prorated)	\$40,200
2024 Total Annual Costs	\$124,385





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