

# Golf Course Homesite 159





**GUMELEMI CAY PRIVATE ISLAND ESTATE**



**BEACH CLUB**

- Main Family Pool
- Spa & Fitness
- Lap Pool
- Locker Rooms
- Whale's Tail Ocean Front Dining
- Palapa Beach Bar & Grill
- Great Lawn
- Coconut's Kid's Club
- Kid's Diner
- Theater
- Game Room
- Marine Science Classroom

**BEACH CLUB COTTAGES**

**Notes**

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**SHELL ISLAND**



**Baker's Bay GOLF & OCEAN CLUB**

GREAT GUANA CAY  
ABACO, THE BAHAMAS  
TEL (954) 256-9561

WWW.BAKERSBAYCLUB.COM

*via Bonnaventure  
in novobellegrade*

The materials, features, and amenities described and depicted herein are based upon current development plans, which are subject to change without notice. This development plan is not a legal or sales document and is intended to show only general relationships. It may be revised from time to time. Refer to plots, legal descriptions and CCR's for actual lot sizes and restrictions. No guarantee is made that the features and amenities depicted by artist's renderings or otherwise described will be built, or if built, will be the same size or nature as depicted or described. Obtain the property report or its equivalent required by federal or state law and read it before signing anything. No federal or state agency subject the merits or value of any of the property. This promotional piece is not intended to constitute an offering in violation of the law of any jurisdiction.



**SETTLEMENT**



**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.

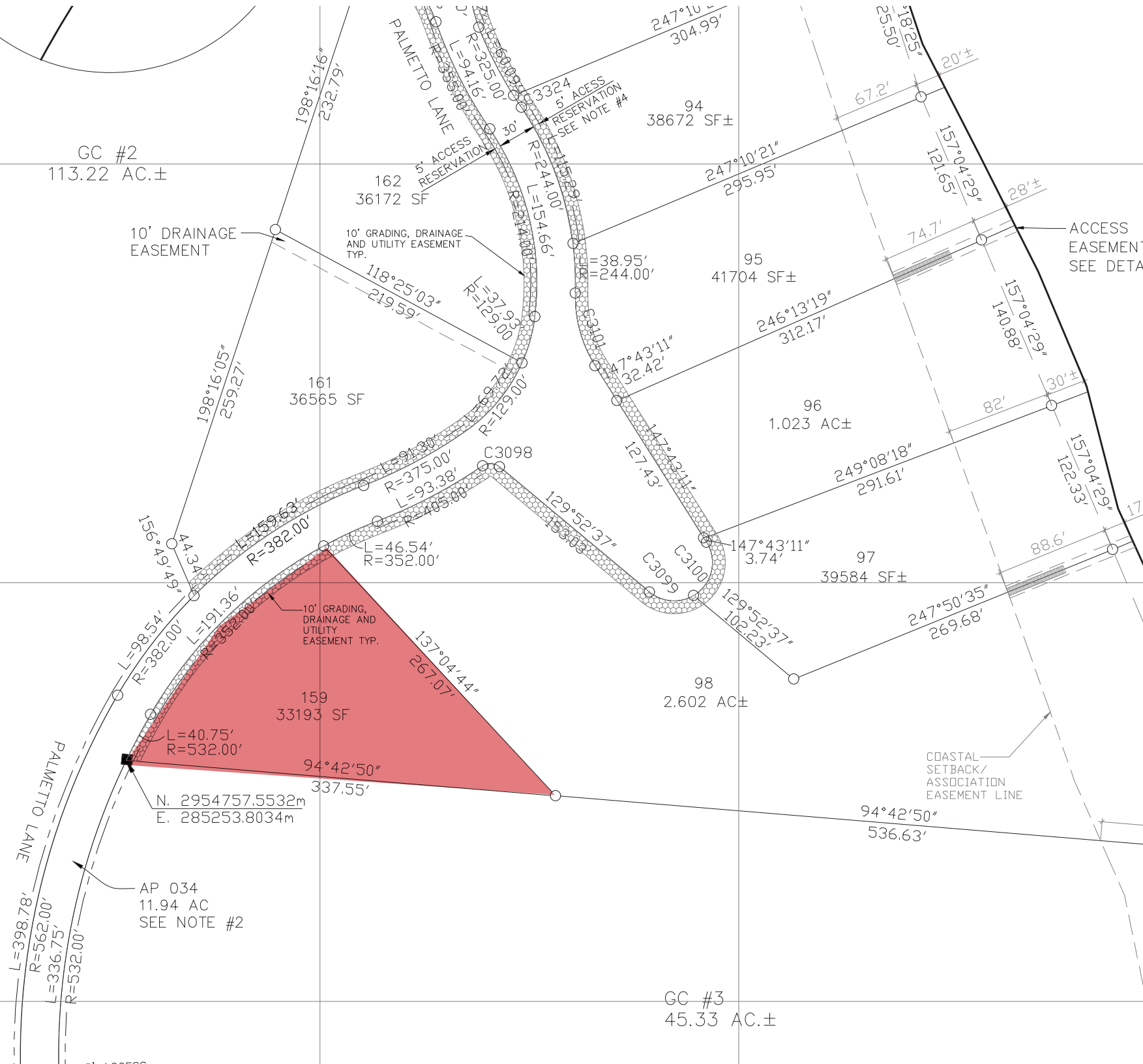
**Land Area** 33,139sf | .76 acres

**Golf Frontage** 337'

**Depth of Lot** 302'

**Location** #17 fairway





GC #2  
113.22 AC.±

GC #3  
45.33 AC.±

10' DRAINAGE  
EASEMENT

10' GRADING, DRAINAGE  
AND UTILITY EASEMENT  
TYP.

ACCESS  
EASEMENT  
SEE DETAIL

161  
36565 SF

95  
41704 SF±

96  
1.023 AC±

97  
39584 SF±

98  
2.602 AC±

159  
33193 SF

AP 034  
11.94 AC  
SEE NOTE #2

COASTAL  
SETBACK/  
ASSOCIATION  
EASEMENT LINE

PALMETTO LANE  
R=398.78'  
L=562.00'  
R=336.75'  
L=336.75'  
R=532.00'

N. 2954757.5532m  
E. 285253.8034m

10' GRADING,  
DRAINAGE AND  
UTILITY  
EASEMENT TYP.

137°04'44"  
267.07'

94°42'50"  
337.55'

L=40.75'  
R=532.00'

10' GRADING,  
DRAINAGE AND  
UTILITY  
EASEMENT TYP.

L=46.54'  
R=352.00'

L=91.30'  
R=375.00'

L=69.72'  
R=129.00'

L=37.93'  
R=129.00'

L=154.66'  
R=214.00'

L=94.15'  
R=325.00'

3324  
5' ACCESS  
RESERVATION  
SEE NOTE #4

3324  
5' ACCESS  
RESERVATION  
SEE NOTE #4

3310  
L=38.95'  
R=244.00'

3310  
L=47°43'11"  
R=32.42'

3310  
L=147°43'11"  
R=127.43'

3310  
L=129°52'37"  
R=133.03'

3310  
L=147°43'11"  
R=3.74'

3309  
L=129°52'37"  
R=102.23'

247°10'  
L=304.99'

247°10'21"  
L=295.95'

246°13'19"  
L=312.17'

249°08'18"  
L=291.61'

129°52'37"  
L=102.23'

247°50'35"  
L=269.68'

94°42'50"  
L=536.63'

182°25'  
L=255.00'

20'±

157°04'29"  
L=121.65'

28'±

157°04'29"  
L=140.88'

30'±

82'

157°04'29"  
L=122.33'

88.6'

247°50'35"  
L=269.68'

94°42'50"  
L=536.63'

94°42'50"  
L=536.63'

20'±

28'±

30'±

20'±



## 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
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Total Initial Costs	\$3,944,250
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](mailto:info@bakersbayclub.com) | [bakersbayclub.com](http://bakersbayclub.com)