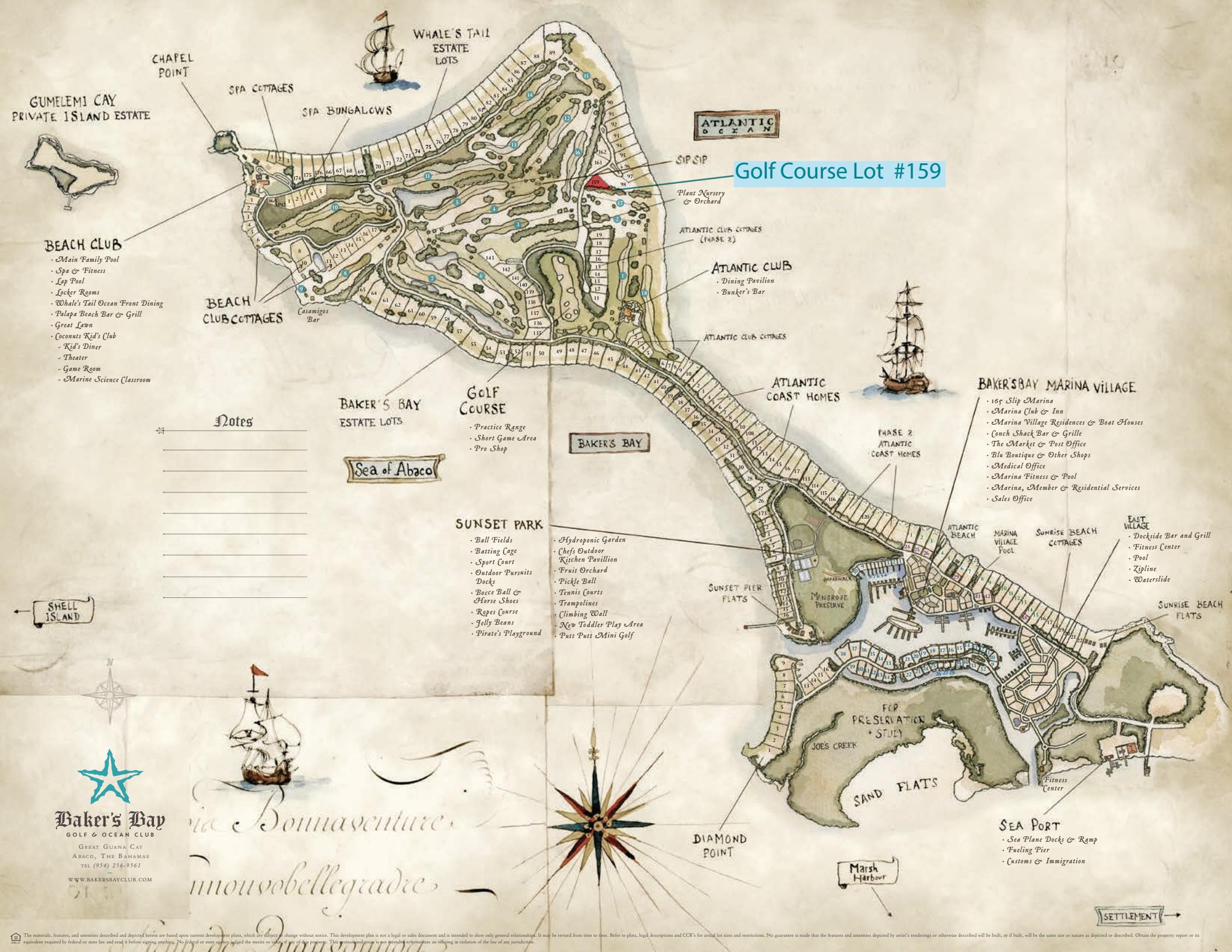




Baker's Bay
GOLF & OCEAN CLUB

Golf Course Homesite 159





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.

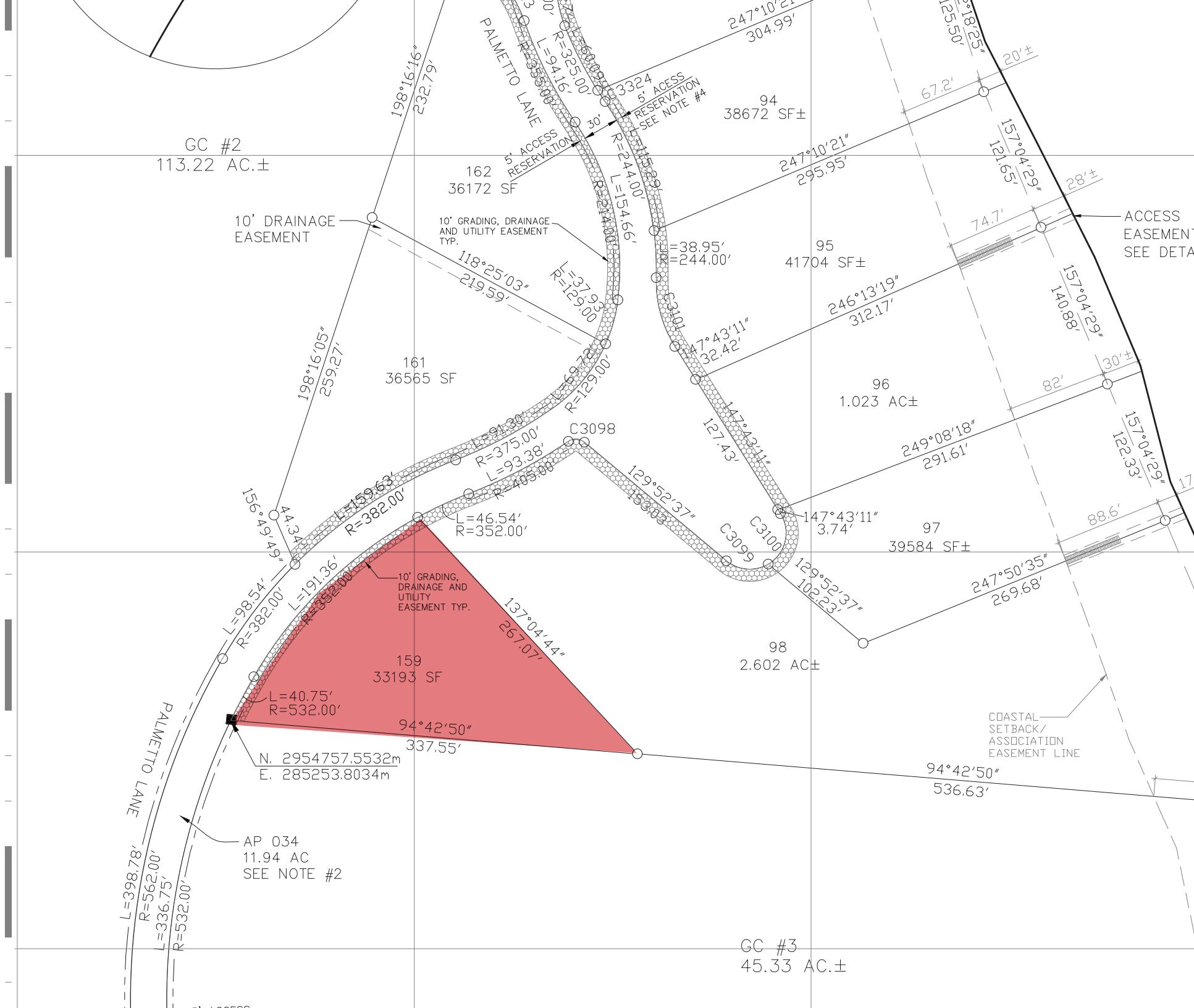
Land Area 33,139sf | .76 acres

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
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Total Initial Costs	\$3,944,250
Proposed 2026 Club Dues (prorated)	\$95,400
Proposed 2026 HOA Dues (prorated)	\$43,260
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Proposed 2026 Total Annual Costs	\$138,660*



*ANNUAL DUES SUBJECT TO 10% VAT



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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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