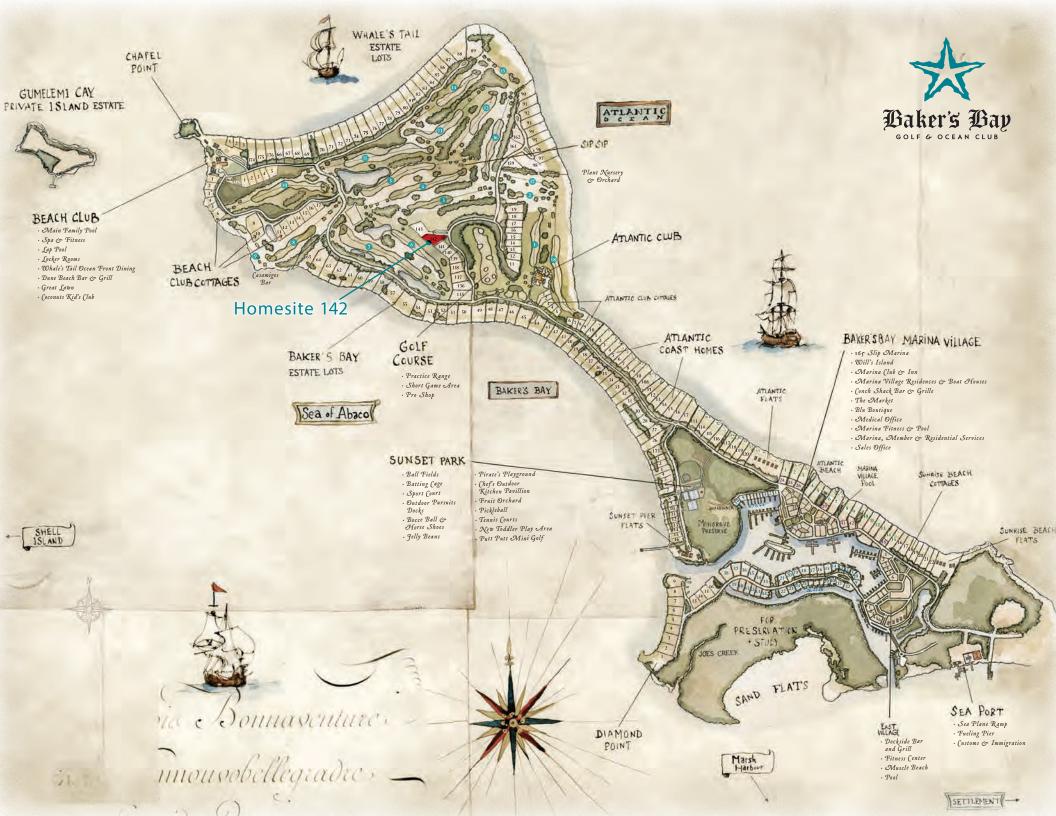


Golf Course Homesite 142





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. In addition, the lot is being offered in tandem with a 60ft slip in the Marina.

Land Area 33,639 sf | .77 acres

Golf Frontage 196'

Depth of Lot 239'

Size of Slip 60'

Location #6 fairway





Cost Breakdown

Golf Course Homesite 142 + 60 ft dock slip	\$3,600,000
VAT on Sales Price (5%)	\$180,000
Attorney Fee (0.5% of Purchase Price)	\$18,000
VAT on Attorney Fee (10%)	\$1,800
Club Membership Initiation	\$250,000
Total Initial Costs	\$4,049,800
2023 Club Dues (prorated)	\$76,500
2023 Homeowners' Association Dues (prorated)	\$36,500
2023 Total Annual Costs	\$113,000







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