

Golf Course Homesite 142



Baker's Bay
GOLF & OCEAN CLUB





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GUMELEMI CAY
PRIVATE ISLAND ESTATE

CHAPEL
POINT

WHALE'S TAIL
ESTATE LOTS

ATLANTIC
OCEAN

SIP SIP

Plant Nursery
& Orchard

BEACH CLUB

- Main Family Pool
- Spa & Fitness
- Lap Pool
- Locker Rooms
- Whale's Tail Ocean Front Dining
- Dune Beach Bar & Grill
- Great Lawn
- Coconut's Kid's Club

BEACH
CLUB COTTAGES

Homesite 142

BAKER'S BAY
ESTATE LOTS

GOLF COURSE

- Practice Range
- Short Game Area
- Pro Shop

Sea of Abaco

BAKER'S BAY

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

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

SEA PORT

- Sea Plane Ramp
- Fueling Pier
- Customs & Immigration

EAST VILLAGE

- Dockside Bar and Grill
- Fitness Center
- Muscle Beach
- Pool

Marsh Harbour

SETTLEMENT

via Bonnaventures
innoisobellegrade

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



Golf Course Homesite 142



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
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Total Initial Costs	\$4,049,800

2023 Club Dues (prorated)	\$76,500
2023 Homeowners’ Association Dues (prorated)	\$36,500
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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