

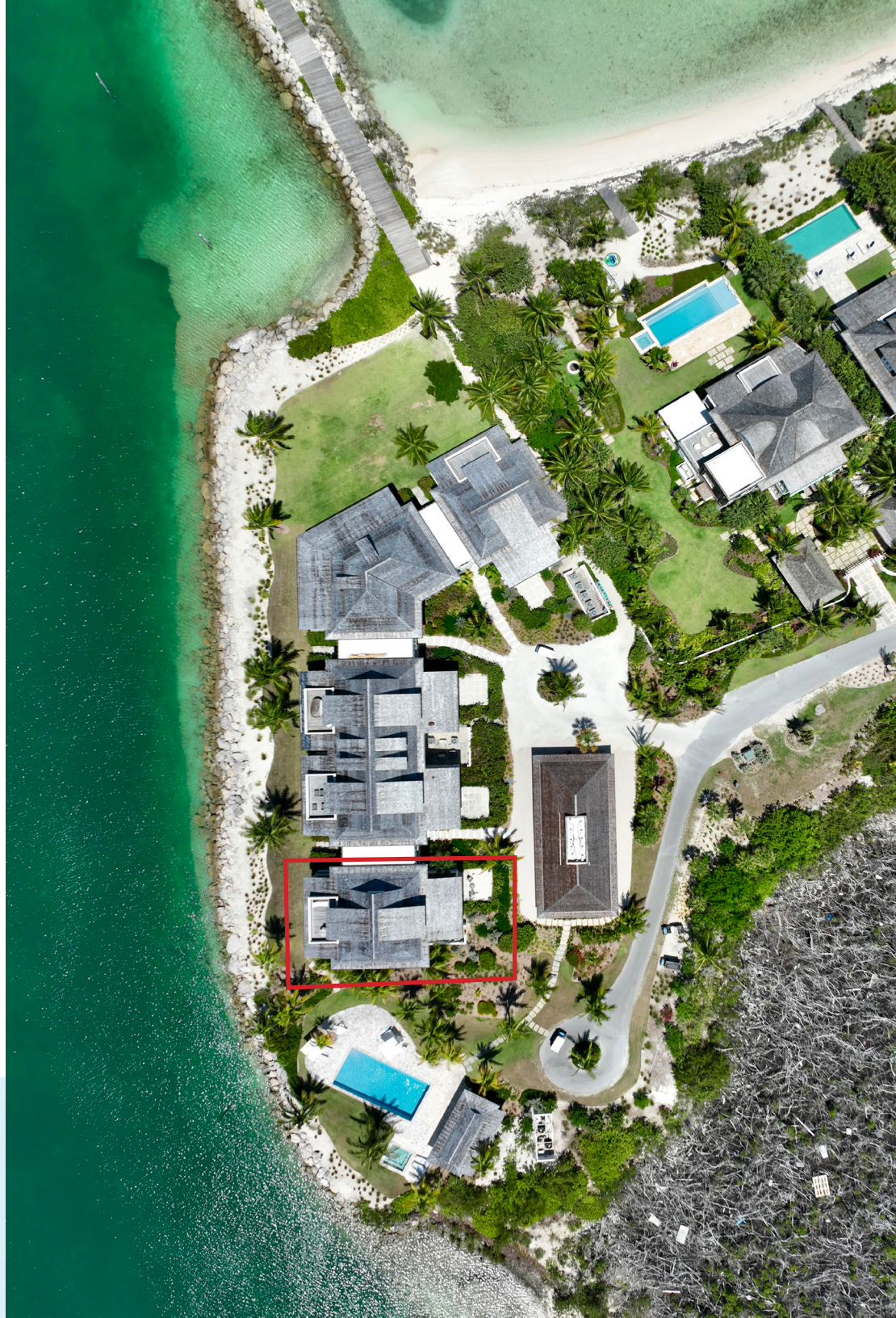
"Happy Trails" | Sunset Pier Flat #6



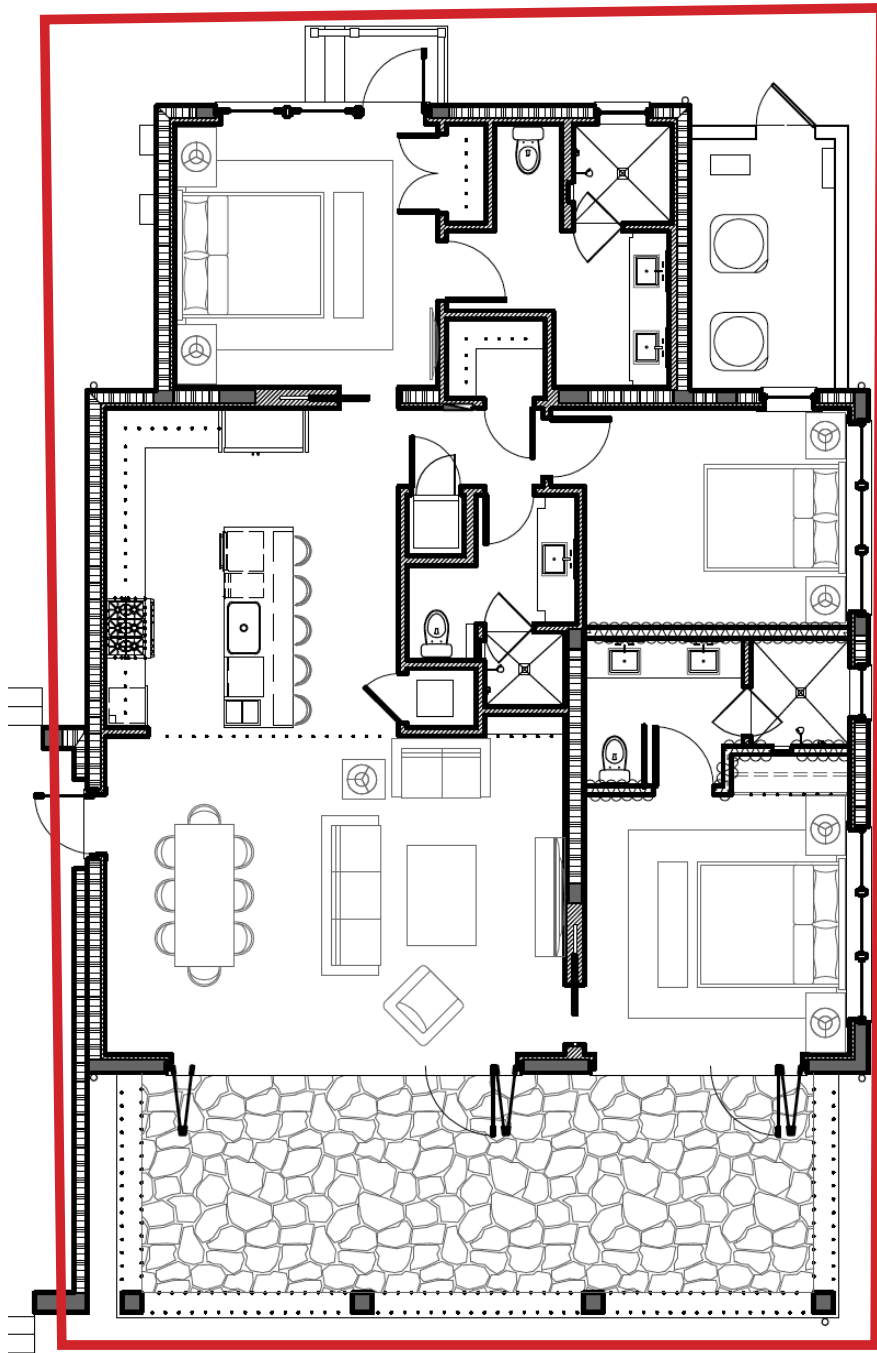
“Happy Trails” | Sunset Pier Flat #6

The Sunset Pier Flats are located on a private stretch of white sand beach along the Sea of Abaco within Baker's most desirable areas, Sunset Park. One of five first-story, 3-bedroom flats within the enclave, Sunset Pier Flat #6 is a newly renovated, move in ready home with beautiful finishes. Owners will enjoy indoor/outdoor living with floor to ceiling accordion doors that open to an expansive lounging porch overlooking the calm Sea of Abaco and Marina entrance. Beyond the pool just outside your front door, this home is within walking distance of all the new amenities in Sunset Park, including pickleball & tennis courts, a playground, and the much-loved comfort station 'Jelly Beans'.

Bedrooms	3
Bathrooms	3
Size	1,740 SF
Furnished	Yes
Views	Marina / Sea of Abaco







Cost Breakdown

Sunset Pier Flat #6	\$6,500,000
VAT on Sales Price (5%)	\$325,000
Attorney Fee (0.5% of Purchase Price)	\$32,500
VAT on Attorney Fee (10%)	\$3,250
Club Membership Initiation	\$250,000
Total Initial Costs	\$7,110,750

Proposed 2026 Club Dues (prorated)	\$95,400
Proposed 2026 Condo Association Dues	\$43,000
Proposed 2026 HOA Dues (prorated)	\$43,260
Proposed 2026 Total Annual Costs	\$181,660*

*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 | bakersbayclub.com