

East Village Harbor Cottage #6





Baker's Bay
GOLF & OCEAN CLUB



SUNSET PIER FLATS

ATLANTIC FLATS

ATLANTIC BEACH

MARINA VILLAGE Pool

SUNRISE BEACH COTTAGES

SUNRISE BEACH FLATS

FOR PRESERVATION + STUDY

JOE'S CREEK

SAND FLATS

Harbor Cottages

EAST VILLAGE

SEA PORT

DIAMOND POINT

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

- Sea Plane Ramp
- Fueling Pier
- Customs & Immigration

Six (6) new Harbor Cottages will front the East Village boating channel with stunning views over the forever-protected mangrove preserves and bonefish flat. The Harbor Cottages will be just steps from highly anticipated East Village club amenities and day docks. These 3 bedroom,* 4 bath, 3,560 SF. residences will closely resemble our colorful marina Captain's Cottages. Each home will enjoy stunning 2nd and 3rd story sunset panoramas of the mangrove preserve, protected bonefish flat, and the Sea of Abaco. Each home will have a designated boat slip just steps away from the back patio, making this the ultimate boater's oasis.

Dock length 50'

Site East Village, Waterfront

Views Mangrove Preserve / Sunset

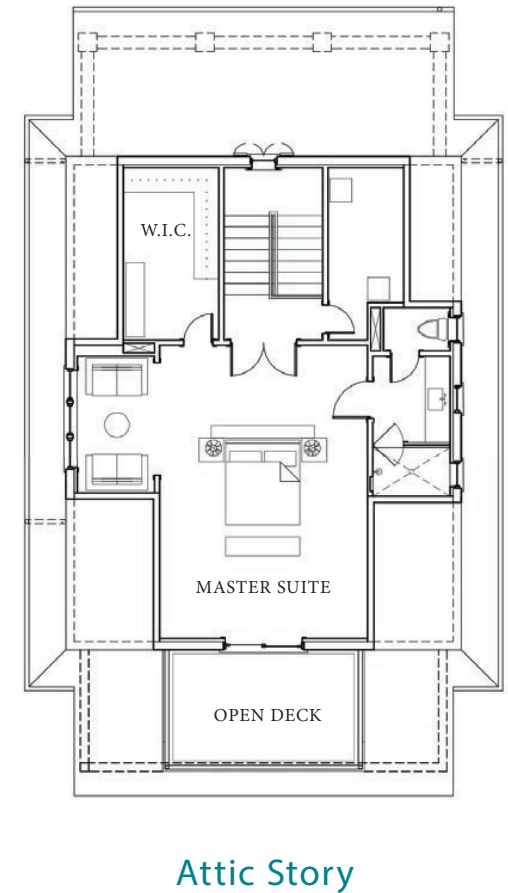
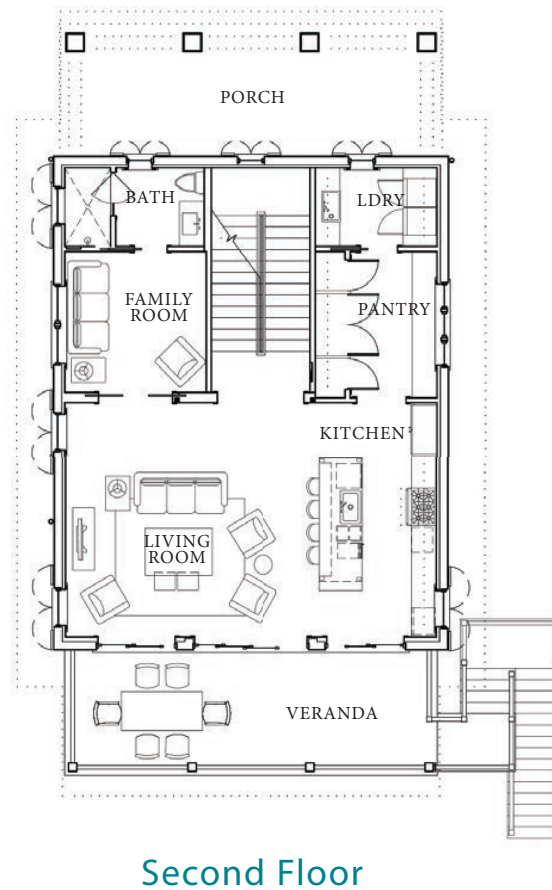
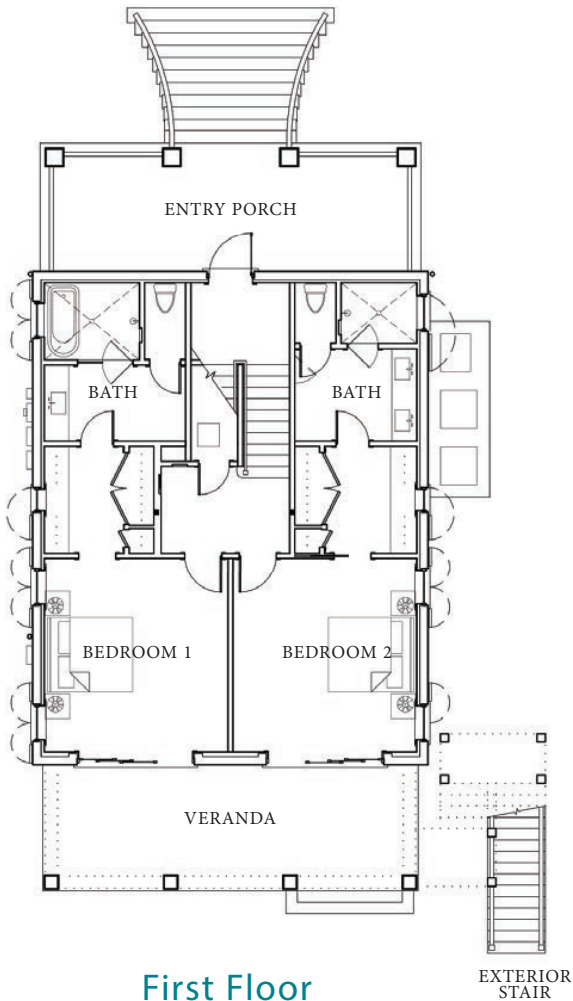
*Second floor Family Room can be converted to a 4th bedroom



Harbor Cottages

With three-story living and 360-degree views, the three-bedroom,* four-bath Harbor Cottage features an attic-story master suite with spectacular views from the 'widow's watch.' The great room overlooks a generous veranda that opens to the outdoors.

AREA	SQ. FT.
Air Conditioned	3,560
Porches / Balconies	1,057
Total	4,617



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Cost Breakdown

Harbor Cottage #6 Price	\$6,900,000
VAT on Purchase Price (5%)	\$345,000
Club Membership Deposit (80% equity)	\$250,000
Total Initial Costs	\$7,495,000
2022 Club Dues (prorated)	\$68,750
2022 Homeowners' Association Dues (prorated)	\$29,700
2022 Total Annual Costs	\$98,450



November 2022 progress photos



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