

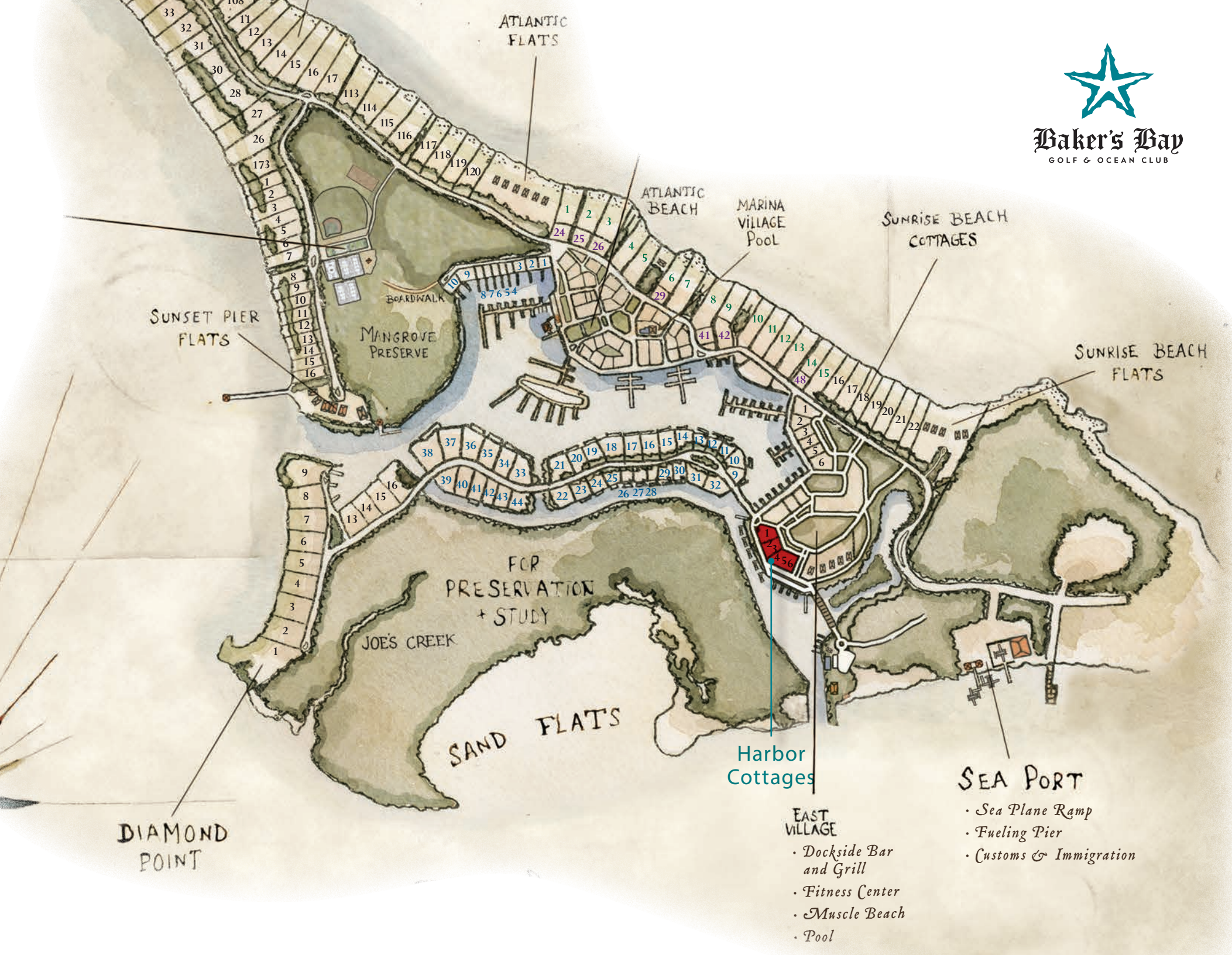
# East Village Harbor Cottages







**Baker's Bay**  
GOLF & OCEAN CLUB





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.

Site	East Village, Waterfront
Views	Mangrove Preserve / Sunset

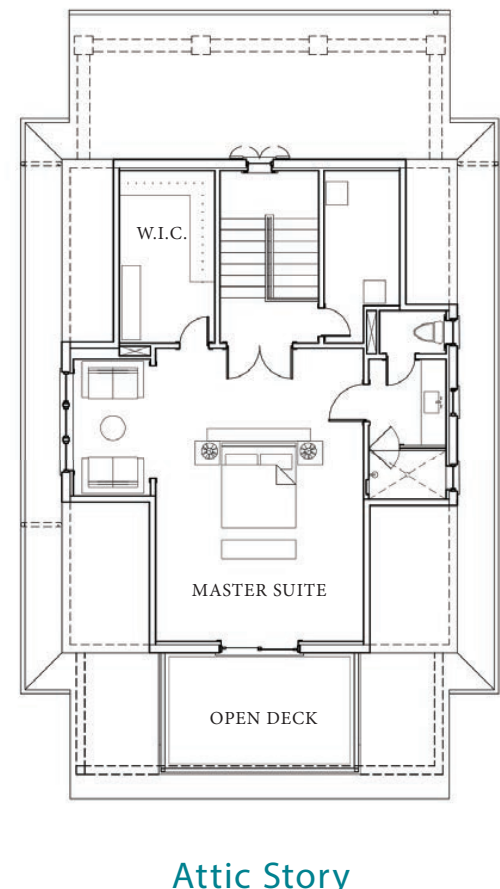
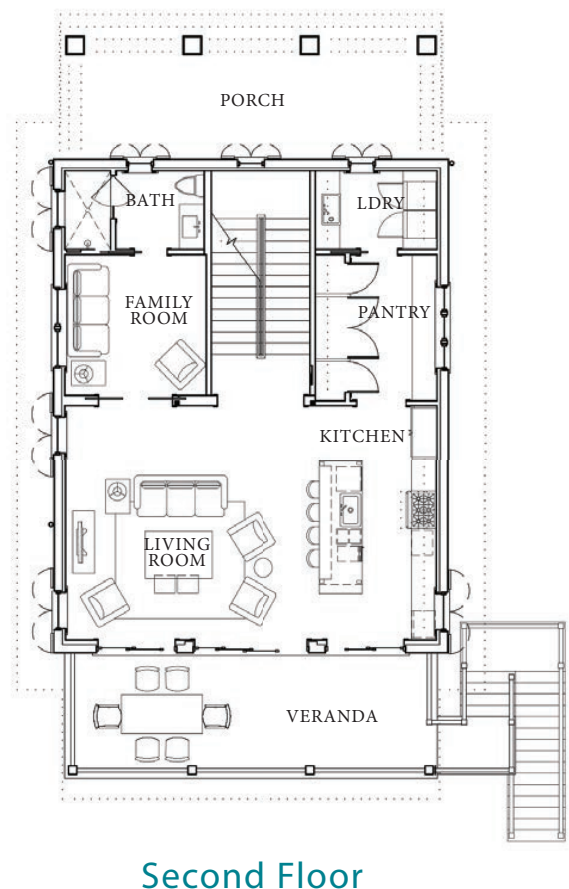
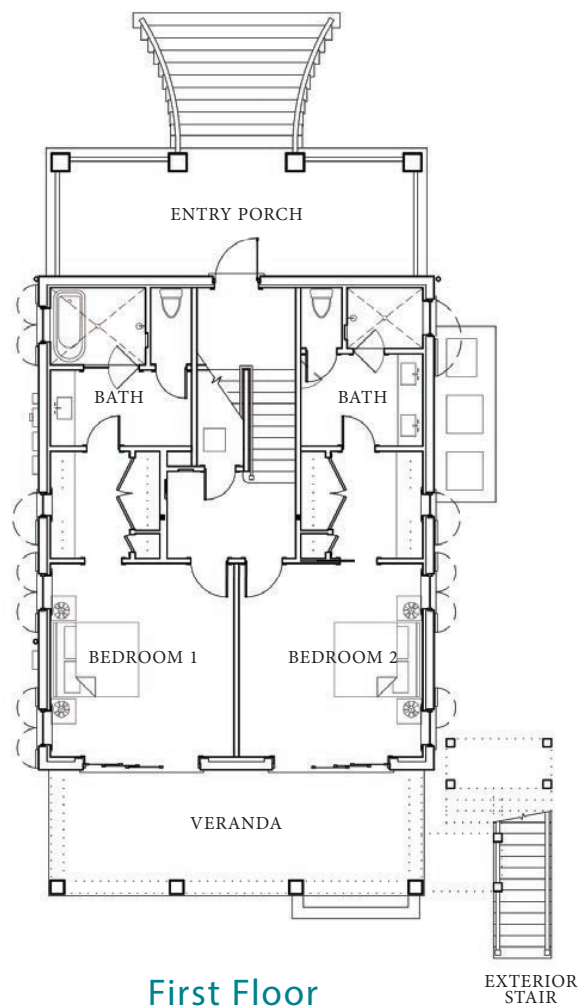
\*Second floor Family Room can be converted to a 4th bedroom



# 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



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



Cost Breakdown

Harbor Cottage Price	\$6,900,000
VAT on Purchase Price (6%)	\$414,000
Total Initial Costs	\$7,314,000
2021 Club Dues (prorated)	\$65,000
2021 Homeowners' Association Dues (prorated)	\$26,000
2021 Total Annual Costs	\$91,000

Current Availability

Units 2, 3, 5 & 6







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](mailto:info@bakersbayclub.com) | [bakersbayclub.com](http://bakersbayclub.com)