



Baker's Bay
GOLF & OCEAN CLUB

"High Frequencies" | Sea of Abaco Home #39



**GUMLEMI CAY
PRIVATE ISLAND ESTATE**



BEACH CLUB

- Main Family Pool
- Spa & Fitness
- Lap Pool
- Locker Rooms
- Whale's Tail Ocean Front Dining
- Palapa Beach Bar & Grill
- Great Lawn
- Coconut's Kid's Club
- Kid's Diner
- Theater
- Game Room
- Marine Science Classroom

BEACH CLUB COTTAGES

Notes

SHELL ISLAND



**Baker's Bay
GOLF & OCEAN CLUB**
GREAT GUANA CAY
ABACO, THE BAHAMAS
TEL (959) 256-9761
WWW.BAKERSBAYCLUB.COM

*via Bonnaventure
nouvellegradre*

CHAPEL POINT

SPA COTTAGES

SPA BUNGALOWS

**WHALE'S TAIL
ESTATE
LOTS**

**BAKER'S BAY
ESTATE LOTS**

Sea of Abaco

GOLF COURSE

- Practice Range
- Short Game Area
- Pro Shop

SUNSET PARK

- Ball Fields
- Batting Cage
- Sport Court
- Outdoor Pursuits Dock
- Bocce Ball & Horse Shoes
- Ropes Course
- Jolly Beans
- Pirate's Playground
- Hydroponic Garden
- Chef's Outdoor Kitchen Pavilion
- Fruit Orchard
- Pickle Ball
- Tennis Courts
- Trampolines
- Climbing Wall
- New Tiddler Play Area
- Putt Putt Mini Golf



ATLANTIC OCEAN

SIPSIP

Plant Nursery & Orchard

ATLANTIC CLUB COTTAGES (PHASE 2)

ATLANTIC CLUB

- Dining Pavilion
- Banker's Bar

ATLANTIC CLUB COTTAGES

ATLANTIC COAST HOMES



**PHASE 2
ATLANTIC COAST HOMES**

BAKER'S BAY MARINA VILLAGE

- 165 Slip Marina
- Marina Club & Inn
- Marina Village Residences & Boat Houses
- Conch Shack Bar & Grille
- The Market & Post Office
- Blu Boutique & Other Shops
- Medical Office
- Marina Fitness & Pool
- Marina, Member & Residential Services
- Sales Office

ATLANTIC BEACH

MARINA VILLAGE POOL

SUNRISE BEACH COTTAGES

EAST VILLAGE

- Dockside Bar and Grill
- Fitness Center
- Pool
- Ziplines
- Waterslide

SUNRISE BEACH FLATS

SUNSET PIER FLATS

MANGROVE PRESERVE

FOR PRESERVATION + STUDY

JOE'S CREEK

SAND FLATS

DIAMOND POINT

Marsh Harbour

SEA PORT

- Sea Plane Dock & Ramp
- Fueling Pier
- Customs & Immigration

SETTLEMENT

The materials, features, and amenities described and depicted herein are based upon current development plans, which are subject to change without notice. This development plan is not a legal or sales document and is intended to show only general relationships. It may be revised from time to time. Refer to plans, legal descriptions and CCR's for actual lot sizes and restrictions. No guarantee is made that the features and amenities depicted by artist's renderings or otherwise described will be built, or if built, will be the same size or number as depicted or described. Obtain the property report or its equivalent required by federal or state law and read it before signing anything. No federal or state agency regulated the merits or value of any of the property. This presentation is not intended to constitute an offering in violation of the law of any jurisdiction.

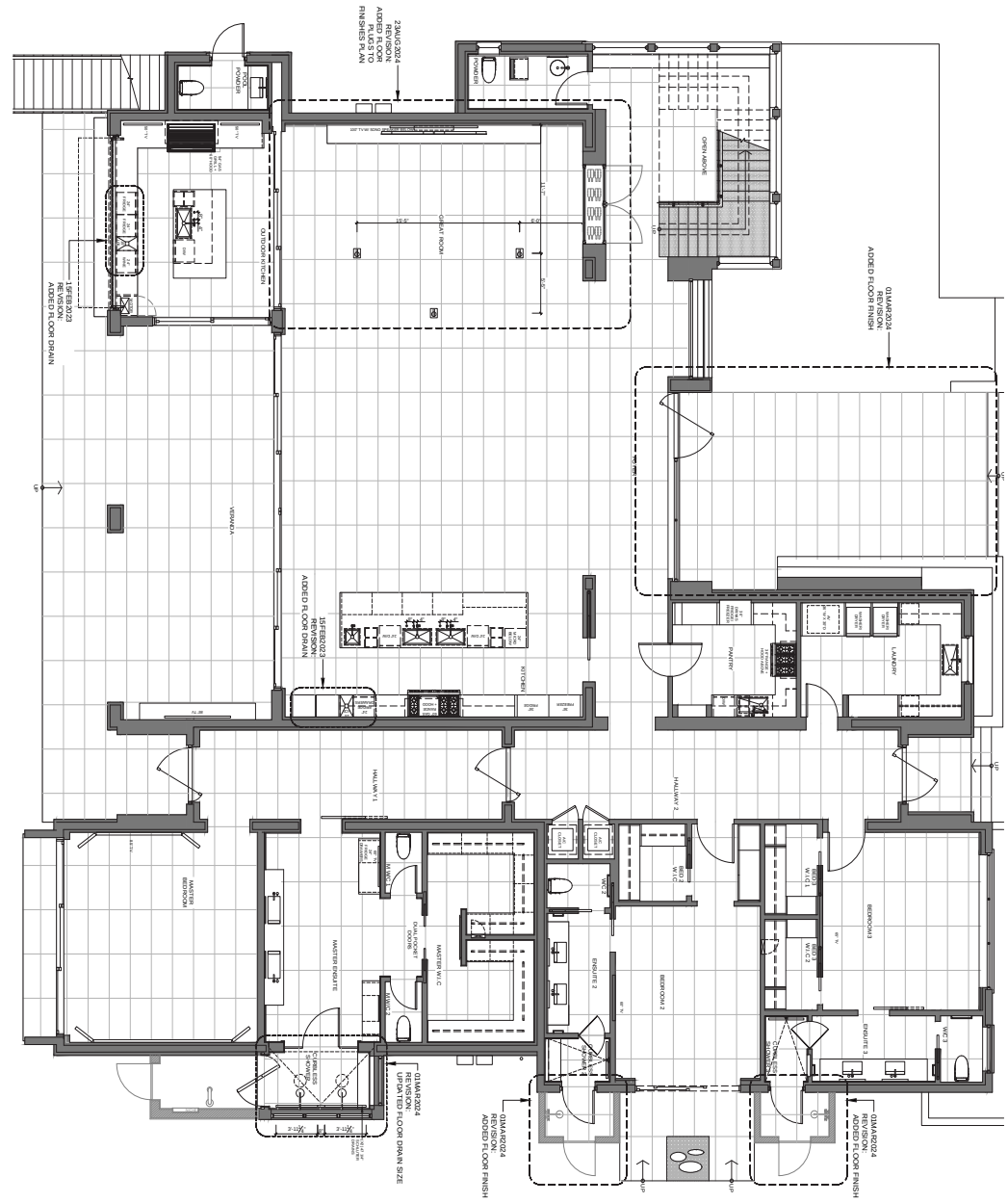
'HIGH FREQUENCIES' IS A UNIQUELY DESIGNED ISLAND HOME.

Set within the sanctuary of The Sea of Abaco, this extraordinary custom-built beachfront estate, redefines luxury coastal living on a grand scale. The expansive five-bedroom main residence is masterfully designed with custom modern finishings and seamless indoor-outdoor living spaces that open to sweeping ocean views, creating an exceptional setting for elegant group entertaining and unforgettable gatherings. Walls of glass invite the sea breeze inside, while thoughtfully curated finishes elevate every room. A private two-bedroom guest house offers a refined retreat for family and friends, ensuring comfort and privacy. Positioned on a premier beachfront lot, this remarkable Sea of Abaco property delivers an unparalleled lifestyle of sophistication, space, and effortless hospitality, where refined design meets the beauty of the shoreline.

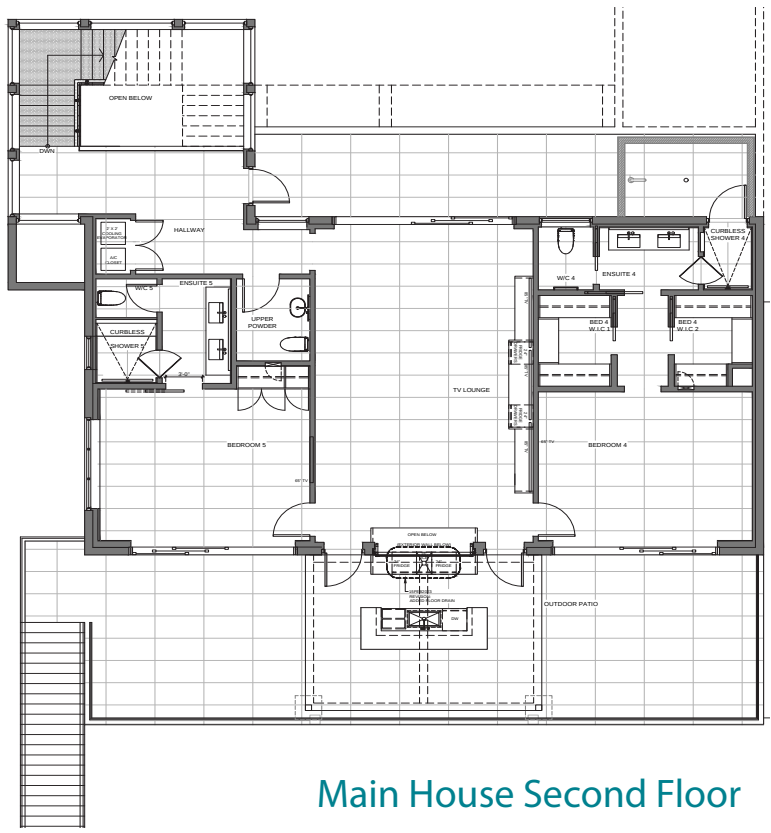
Land Area	.82 acres
Bed/Bath:	7/7full 3 half
A/C SF:	9,196 sf
Beach Frontage	119'
Depth of Lot	277'
Views	Sunset Sea of Abaco



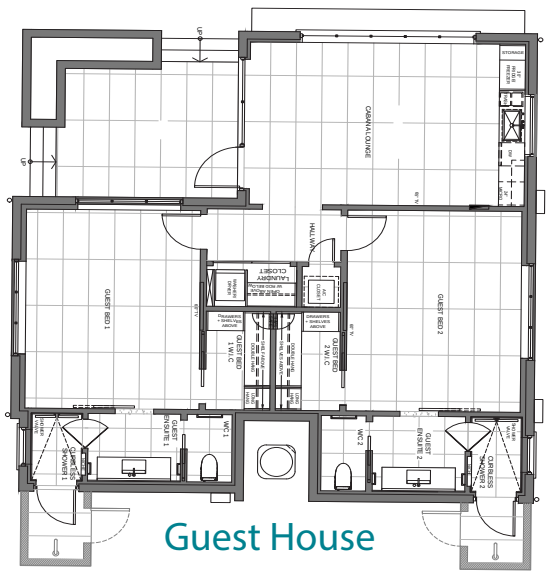
"High Frequencies" Floor Plan



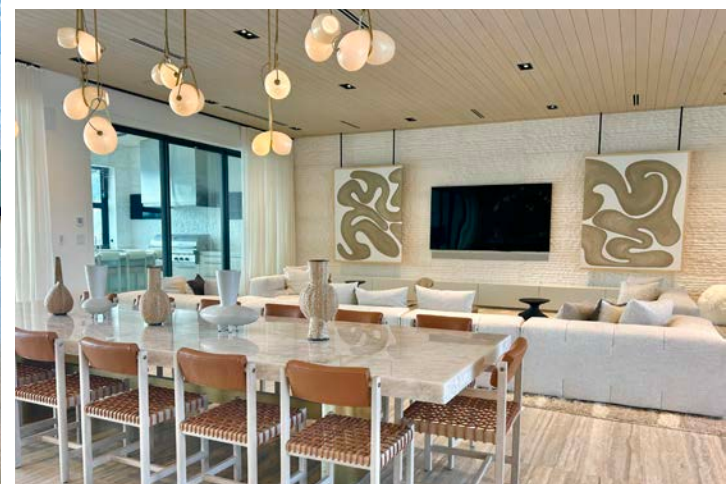
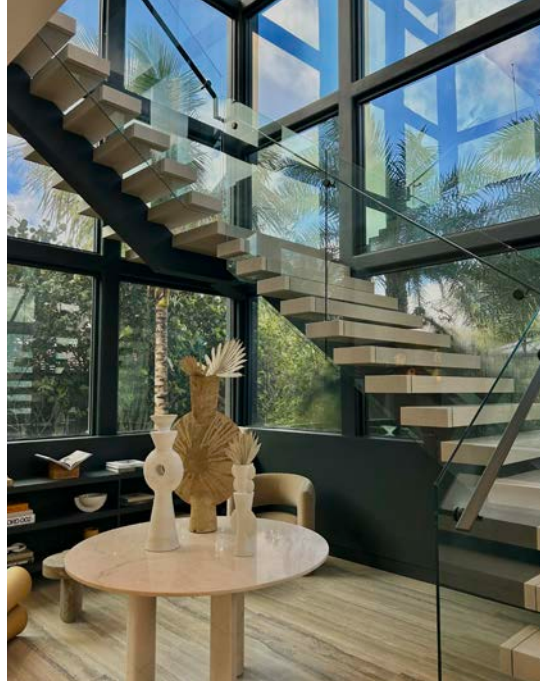
Main House First Floor



Main House Second Floor



Guest House





Cost Breakdown

“High Frequencies” Sea of Abaco #39	\$48,000,000
VAT on Sales Price (5%)	\$2,400,000
Attorney Fee (0.5% of Purchase Price)	\$240,000
VAT on Attorney Fee (10%)	\$24,000
Club Membership Initiation	\$250,000
Total Initial Costs	\$50,914,000

Proposed 2026 Club Dues (prorated)	\$95,400
Proposed 2026 HOA Dues (prorated)	\$43,260
Proposed 2026 Total Annual Costs	\$138,660*

*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