



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

# "Fourth Quarter" | East Village Hilltop Flat #1





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

GUMELEMI CAY  
PRIVATE ISLAND ESTATE



**BEACH CLUB**

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

**BEACH CLUB COTTAGES**

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
- 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 OCEAN

SIP SIP

Plant Nursery & Orchard

ATLANTIC CLUB

ATLANTIC CLUB COTTAGES

ATLANTIC COAST HOMES

BAKER'S BAY



ATLANTIC FLATS

**BAKER'S BAY MARINA VILLAGE**

- 109 Slip Marina
- Will's Island
- Marina Club & Inn
- Marina Village Residences & Boat Houses
- Conch Shack Bar & Grill
- The Market
- Blu Boutique
- Medical Office
- Marina Fitness & Pool
- Marina, Member & Residential Services
- Sales Office

ATLANTIC BEACH

MARINA VILLAGE POOL

SUNRISE BEACH COTTAGES

SUNRISE BEACH FLATS

SUNSET PIER FLATS

MANGROVE PRESERVE

FOR PRESERVATION STUDY

JOES CREEK

SAND FLATS

DIAMOND POINT

East Village  
Hilltop Flat #1

EAST VILLAGE

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

**SEA PORT**

- Sea Plane Ramp
- Fueling Pier
- Customs & Immigration

Marsh Harbour

SETTLEMENT

*via Bonnaventure  
innouso bellegrade*



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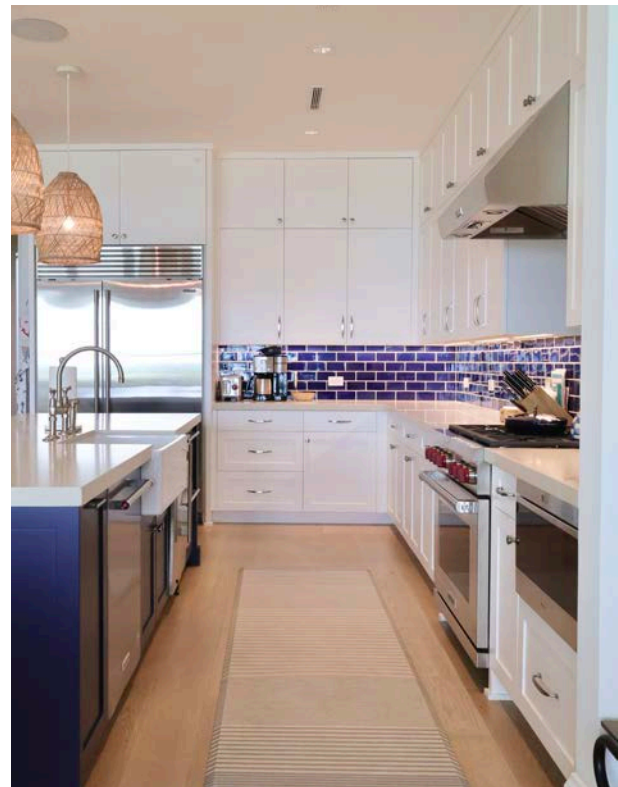
**The East Village Hilltop Flats** were developed along the ridge near the Crossing Bay bridge in the East Village, each unit overlooking Crossing Bay and the Sea of Abaco. Hilltop Flat #1 has expansive views of the Sea of Abaco and the Mangrove preserve that can be viewed from the spacious wrap porch. Owners will enjoy convenient access to the active lifestyle programming at the new East Village pool, fitness center, and dockside bar & grill. In addition, dock slips are just a few steps away, making boating an easy and daily activity.

	Floor	Bed/Bath	SF
Flat #1	1	3/3	1,740

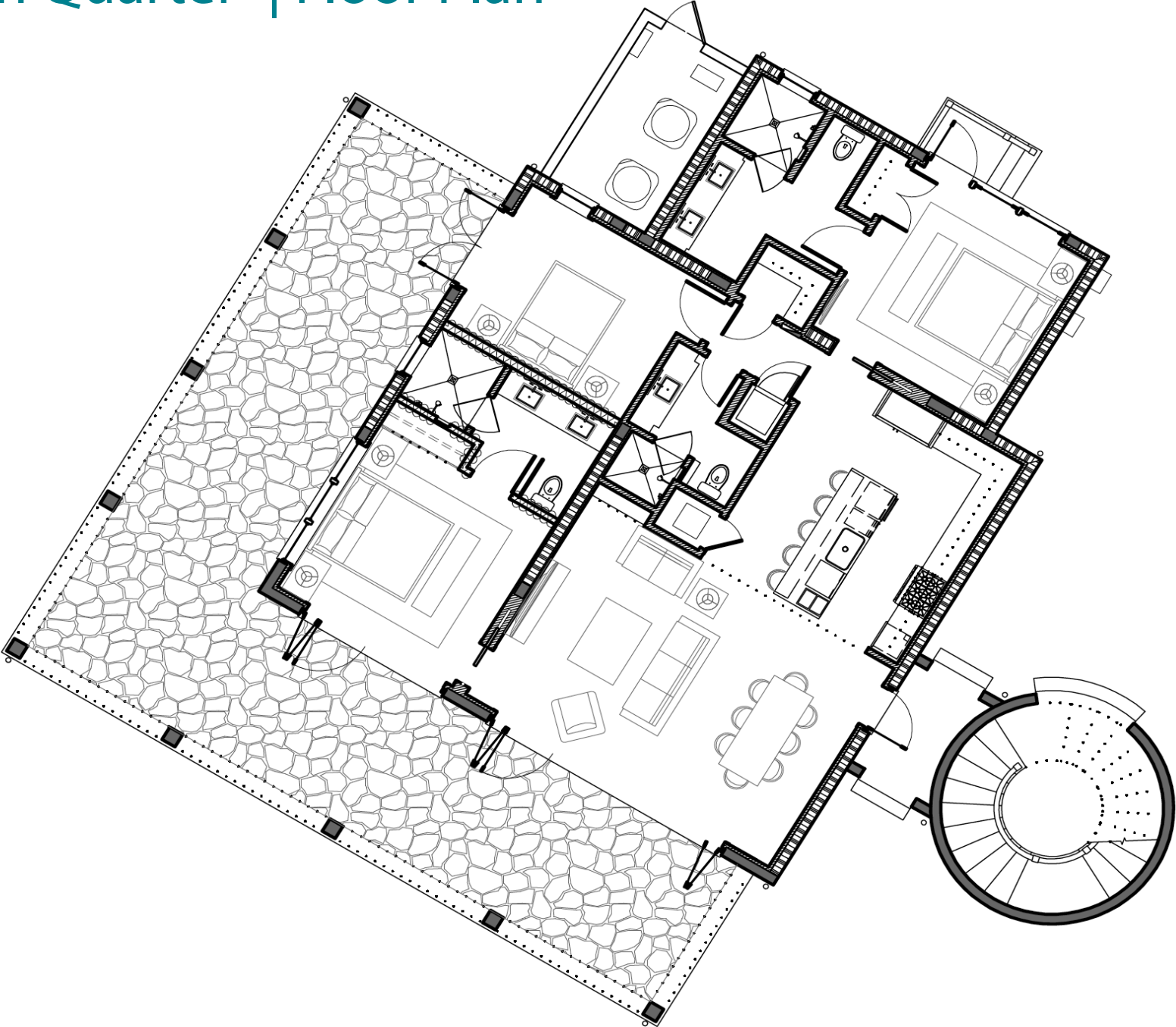




FOURTH QUARTER



# "Fourth Quarter" | Floor Plan



## Cost Breakdown

East Village Hilltop Flat 1	\$6,100,000
VAT on Sales Price (5%)	\$305,000
Attorney Fee (0.5% of Purchase Price)	\$30,500
VAT on Attorney Fee (10%)	\$3,050
Club Membership Initiation	\$250,000
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Total Initial Costs	\$6,688,550
2026 Club Dues (prorated)	\$95,400
2026 Condo Associations Dues (approx)	\$53,000
2026 Homeowners' Association Dues (prorated)	\$43,260
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2026 Total Annual Costs	\$186,000*



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