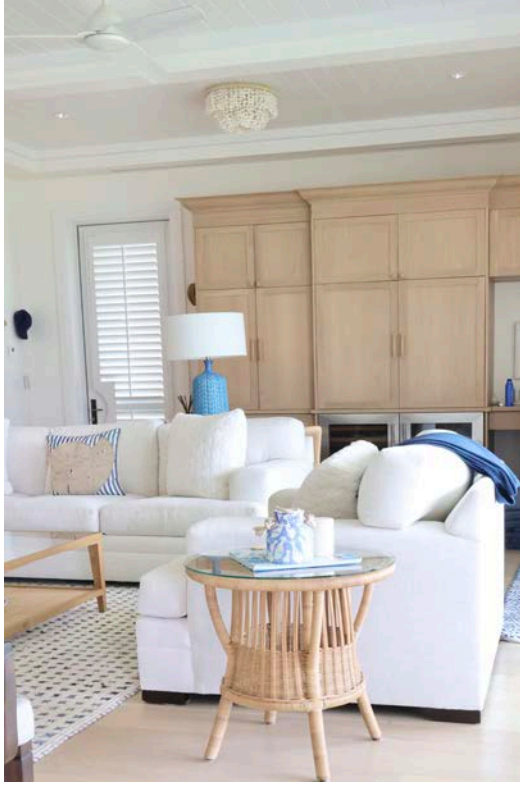
“Fourth Quarter” | East Village Hilltop Flat #1

Baker's Bay
GOLF & OCEAN CLUB

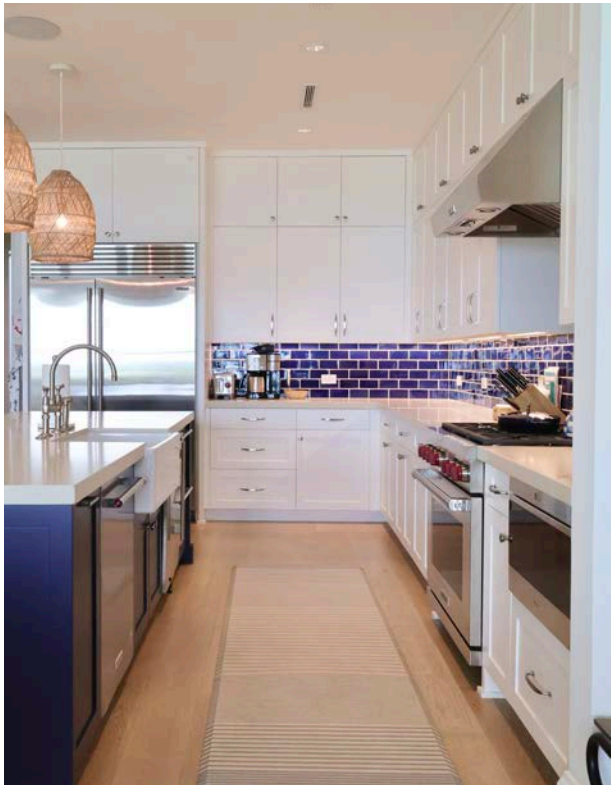
Baker's Bay
GOLF & OCEAN CLUB
WHALE'S TAIL ESTATE LOTS
CHAPEL POINT
GUMELEMI CAY PRIVATE ISLAND ESTATE
ATLANTIC OCEAN
SIP SIP
Plant Nursery & Orchard
BEACH CLUB
· Main Family Pool
· Spa & Fitness
· Lap Pool
· Locker Rooms
· Whale's Tail Ocean Front Dining
· Dune Beach Bar & Grill
· Great Lawn
· Coconuts Kid's Club
BEACH CLUB COTTAGES
Casamigos Bar
ATLANTIC CLUB
ATLANTIC CLUB COTTAGES
BAKER'S BAY ESTATE LOTS
GOLF COURSE
· Practice Range
· Short Game Area
· Pro Shop
Sea of Abaco
BAKER'S BAY
ATLANTIC COAST HOMES
ATLANTIC FLATS
BAKER'S BAY MARINA VILLAGE
· 165 Slip Marina
· Will's Island
· Marina Club & Inn
· Marina Village Residences & Boat Houses
· Conch Shack Bar & Grille
· The Market
· Blu Boutique
· Medical Office
· Marina Fitness & Pool
· Marina, Member & Residential Services
· Sales Office
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 BEACH
MARINA VILLAGE POOL
SUNRISE BEACH COTTAGES
SUNRISE BEACH FLATS
SUNSET PIER FLATS
MANGROVE PRESERVE
SHELL ISLAND
FOR PRESERVATION + STUDY
JOE'S 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

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.

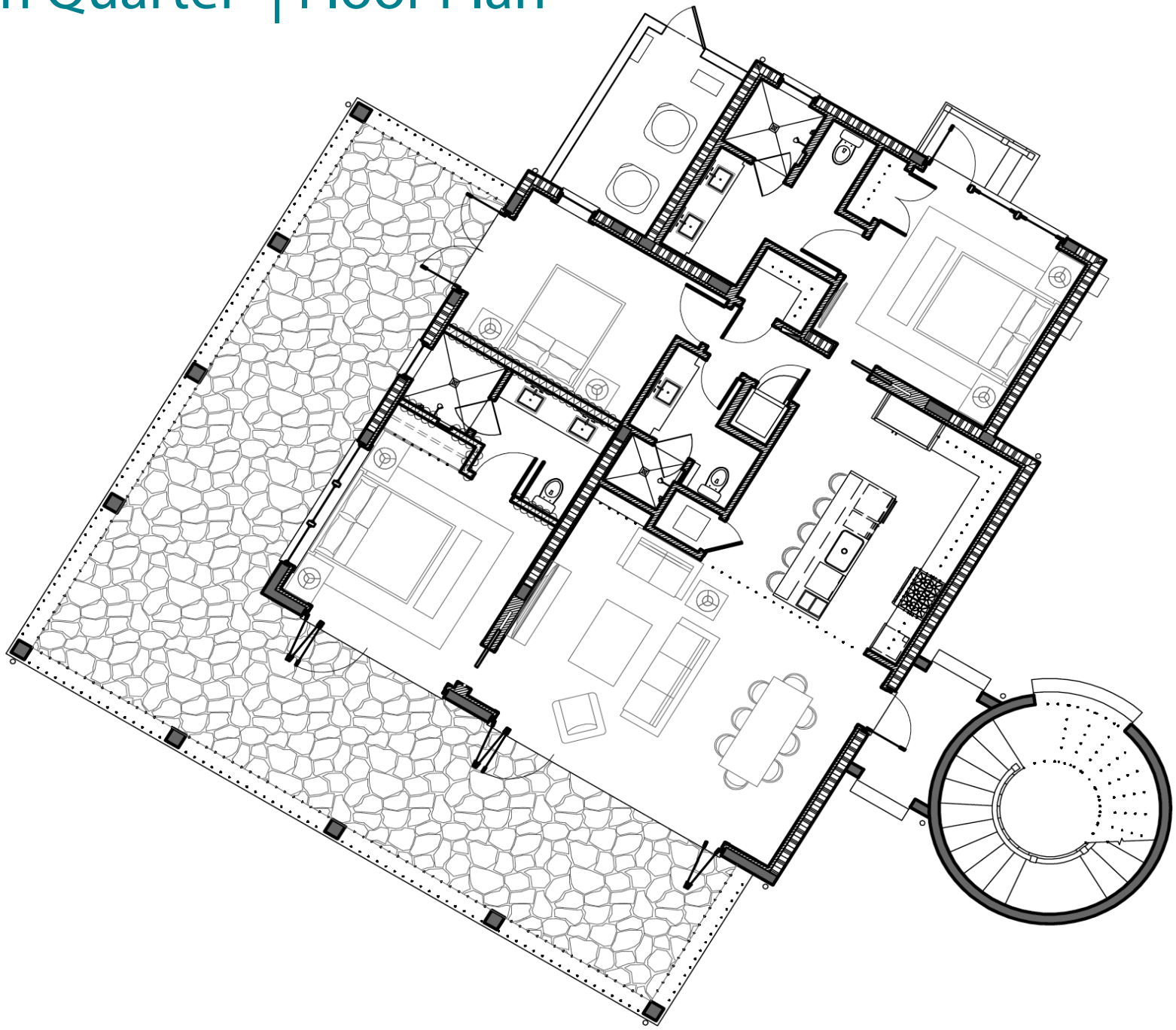
	Floor	Bed/Bath	SF
Flat #1	1	3/3	1,740



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 (70% equity)	$750,000
Total Initial Costs	$7,188,550

2026 Club Dues (prorated)	$95,400
2026 Condo Assocations Dues (approx)	$53,000
2026 Homeowners' Association Dues (prorated)	$43,260
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 | bakersbayclub.com