



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

# 'Toro Loco' | East Village Hilltop Flat #3





**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**

**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 Pavilion
- Fruit Orchard
- Pickleball
- Tennis Courts
- New Toddler Play Area
- Putt Putt Mini Golf

WHALE'S TAIL ESTATE LOTS



ATLANTIC OCEAN

SIP SIP

Plant Nursery & Orchard

**ATLANTIC CLUB**

ATLANTIC CLUB COTTAGES

**ATLANTIC COAST HOMES**

BAKER'S BAY



**BAKER'S BAY MARINA VILLAGE**

- 105 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 FLATS

**MARINA VILLAGE POOL**

**SUNRISE BEACH COTTAGES**

**SUNRISE BEACH FLATS**

**SUNSET PIER FLATS**

BOARDWALK

MANGROVE PRESERVE

FOR PRESERVATION + STUDY

JOES CREEK

**SAND FLATS**

**DIAMOND POINT**

**East Village Hilltop Flat #3**

**EAST VILLAGE**

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

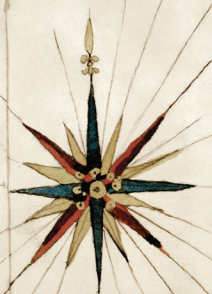
**SEA PORT**

- Sea Plane Ramp
- Fueling Pier
- Customs & Immigration

Marsh Harbour

SETTLEMENT

*via Bonnaventure  
innosobellegradre*



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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 #3 has expansive views of the Sea of Abaco and the Mangrove preserve that can be viewed from the spacious 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 3	1	3/3	1,740





## Cost Breakdown

East Village Hilltop Flat 3   'Toro Loco'	\$5,300,000
VAT on Sales Price (5%)	\$265,000
Attorney Fee (0.5% of Purchase Price)	\$26,500
VAT on Attorney Fee (10%)	\$2,650
Club Membership Initiation	\$250,000
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Total Initial Costs	\$5,844,150
2024 Club Dues (prorated)	\$84,185
2024 Condo Associations Dues (approx)	\$41,000
2024 Homeowners' Association Dues (prorated)	\$40,200
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2024 Total Annual Costs	\$165,385





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)