



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

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







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

GUMELEMI CAY  
PRIVATE ISLAND ESTATE

CHAPEL  
POINT

WHALE'S TAIL  
ESTATE LOTS

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



BAKER'S BAY MARINA VILLAGE

- 105 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

ATLANTIC  
FLATS

ATLANTIC  
BEACH

MARINA  
VILLAGE  
POOL

SUNRISE BEACH  
COTTAGES

SUNRISE BEACH  
FLATS

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

SUNSET PIER  
FLATS

MANGROVE  
PRESERVE

BOARDWALK

FOR  
PRESERVATION  
+ STUDY

JOES CREEK

SAND FLATS

DIAMOND  
POINT

East Village  
Hilltop Flat #3

SEA PORT

- Sea Plane Ramp
- Fueling Pier
- Customs & Immigration

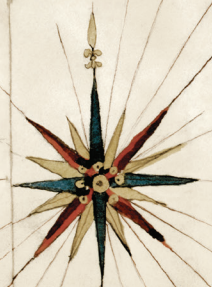
EAST  
VILLAGE

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

Marsh  
Harbour

SETTLEMENT

via Bonnaventure  
innousobellegradre





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

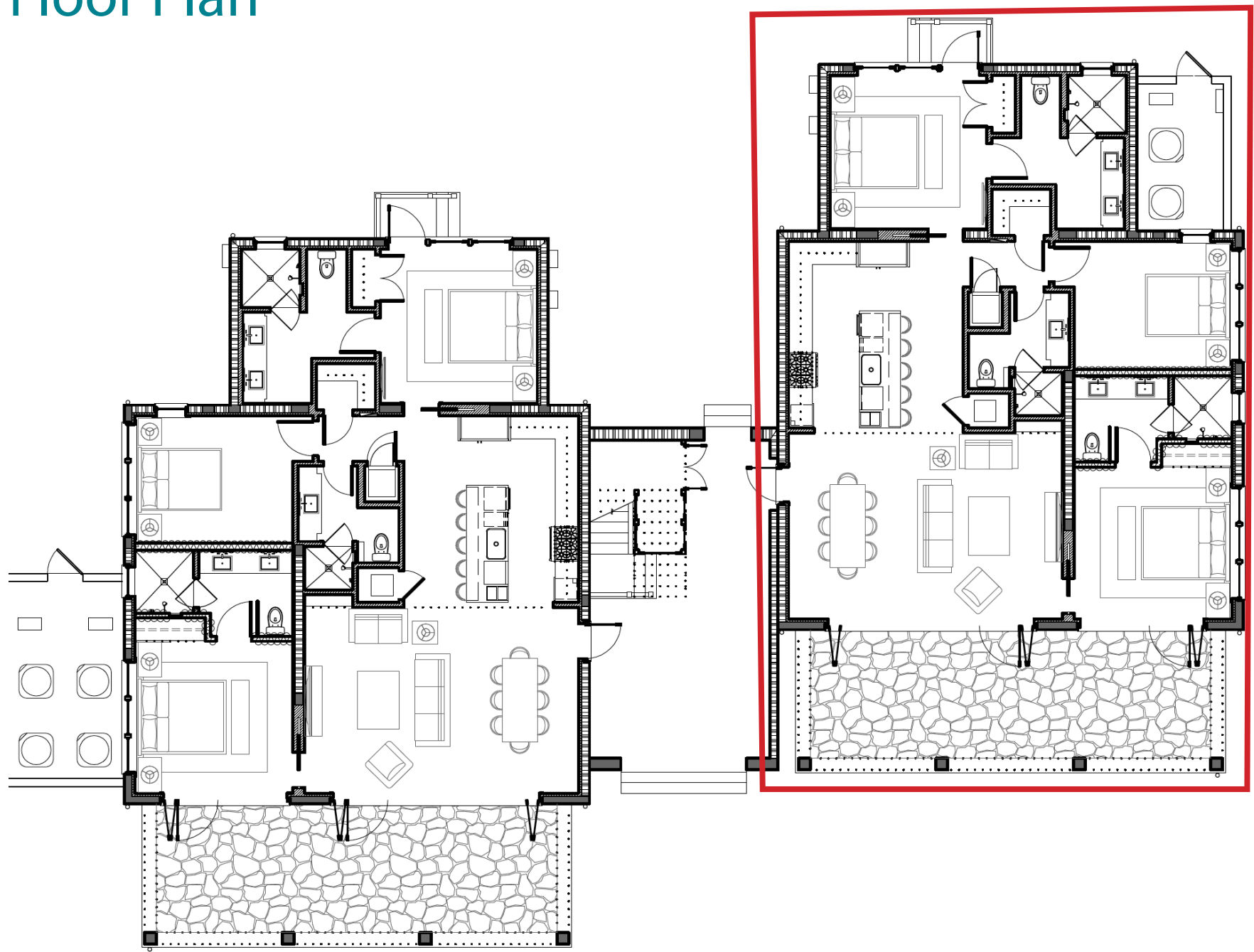








# Floor Plan





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

Proposed 2026 Club Dues (prorated)	\$95,400
Proposed 2026 Condo Association Dues	\$41,000
Proposed 2026 HOA Dues (prorated)	\$43,260
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Proposed 2026 Total Annual Costs	\$179,660*



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