



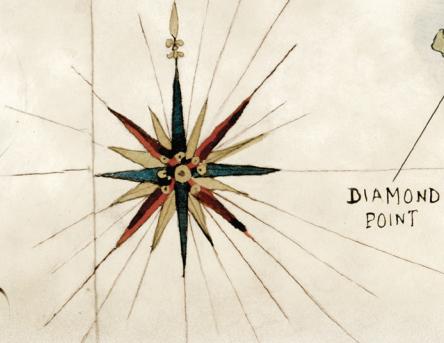
Baker's Bay
GOLF & OCEAN CLUB

'Toro Loco' | East Village Hilltop Flat #3

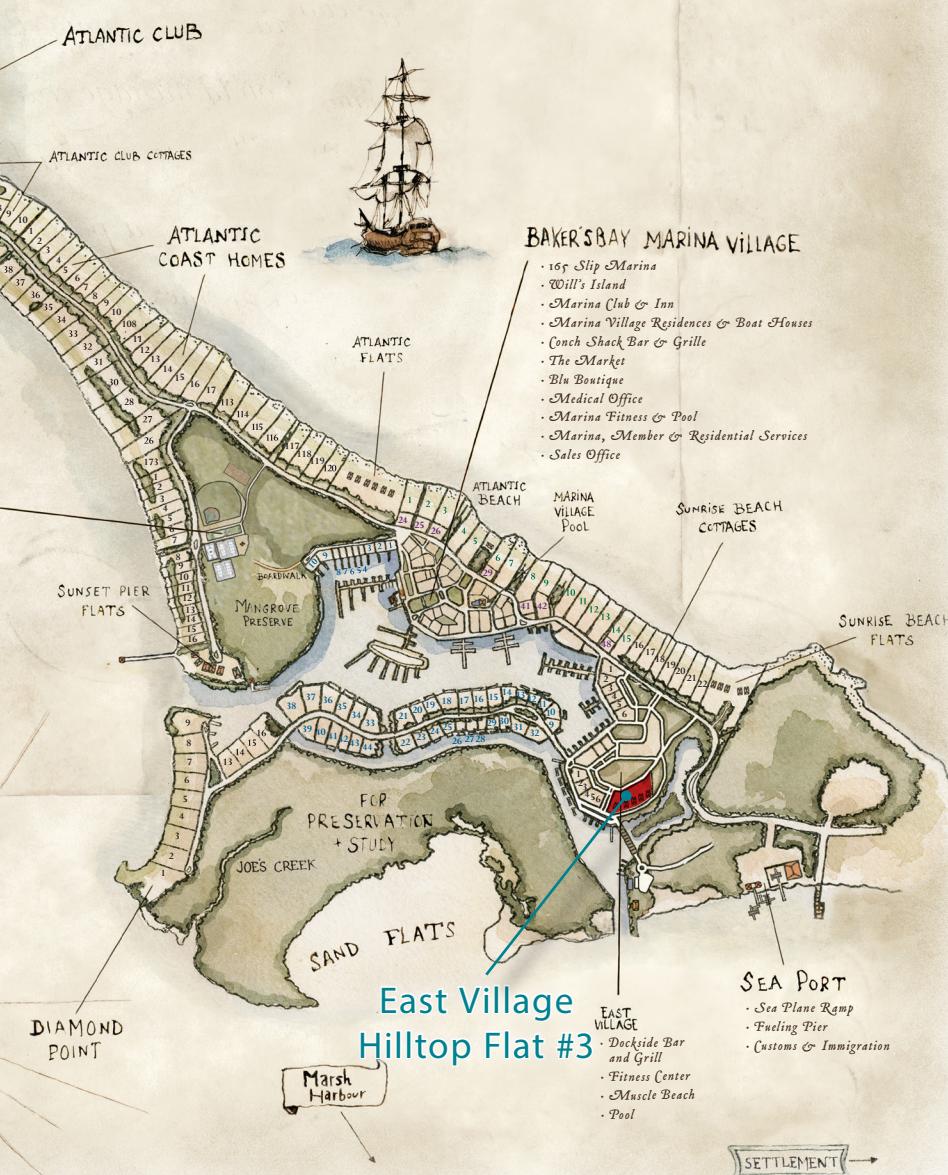




Baker's Bay
GOLF & OCEAN CLUB



*Die Bonnventure
in Nouvobellegradi*



SETTLEMENT

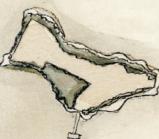
Shell Island



WHALE'S TAIL
ESTATE
LOTS

CHAPEL
POINT

GUMELEMI CAY
PRIVATE ISLAND ESTATE



BEACH CLUB

- Main Family Pool
- Spa & Fitness
- Lap Pool
- Locker Rooms
- Whale's Tail Ocean Front Dining
- Dane 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 Pavillion
- Sport Court
- Fruit Orchard
- Pickleball
- Tennis Courts
- New Toddler Play Area
- Putt Putt Mini Golf

BAKER'S BAY

ATLANTIC
OCEAN

SIP SIP

Plant Nursery
& Orchard

ATLANTIC CLUB

ATLANTIC CLUB COTTAGES



ATLANTIC
COAST HOMES

ATLANTIC
FLATS

SUNSET PIER
FLATS



ATLANTIC
BEACH

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

SUNRISE BEACH
COTTAGES

MARINA
VILLAGE
POOL

SUNRISE BEACH
FLATS



East Village
Hilltop Flat #3

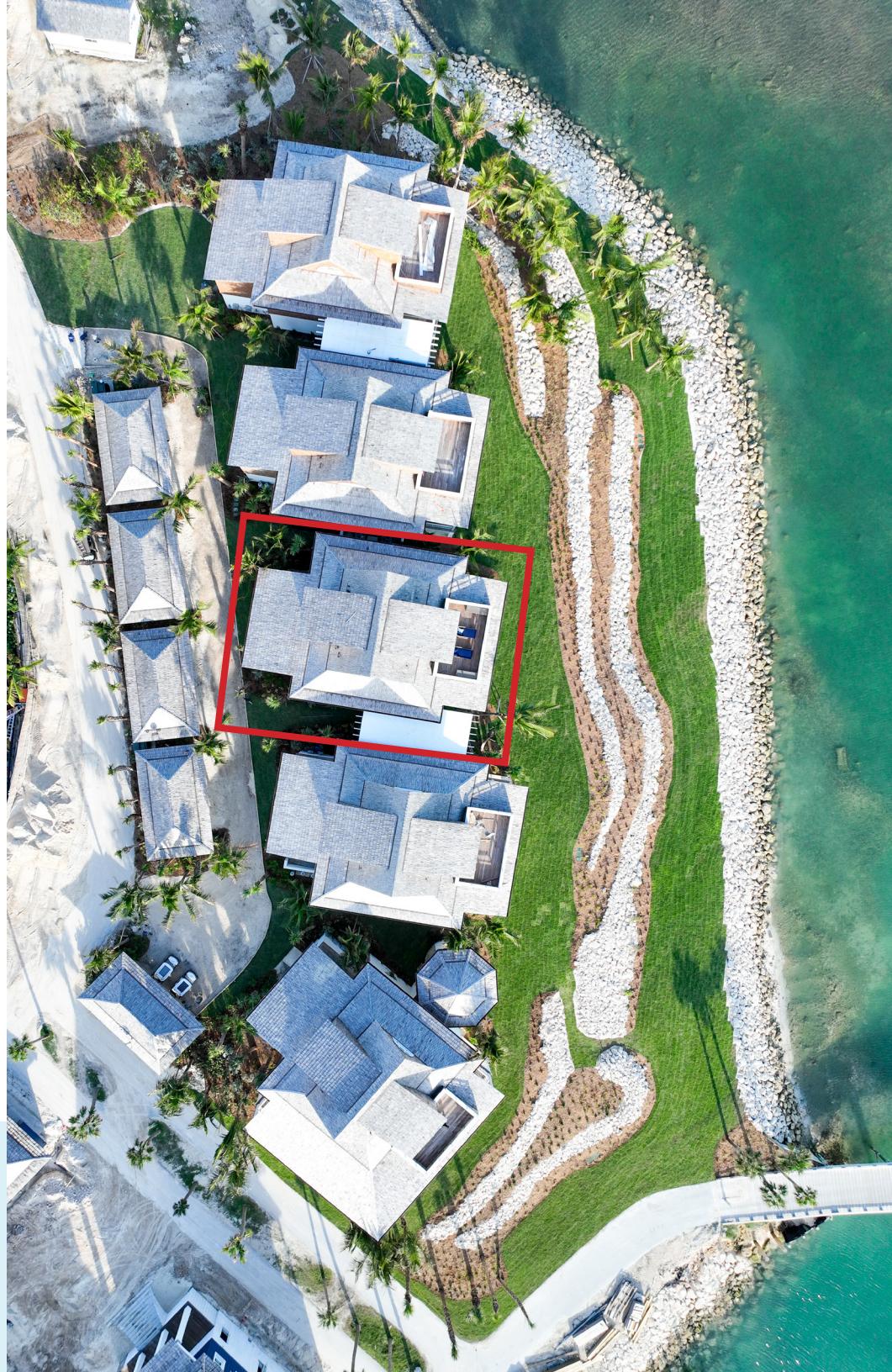
EAST
VILLAGE
SEA PORT

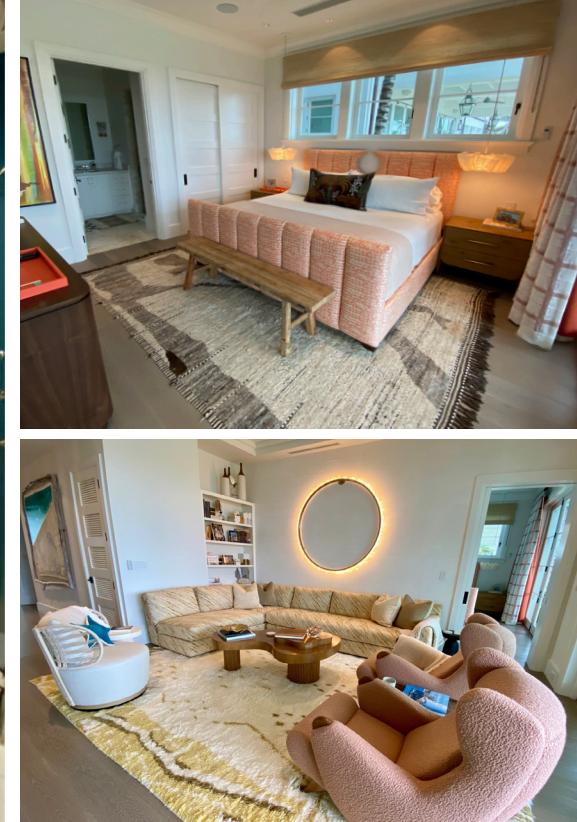
- Sea Plane Ramp
- Dockside Bar and Grill
- Fueling Pier
- Fitness Center
- Muscle Beach
- Pool

Marsh
Harbour

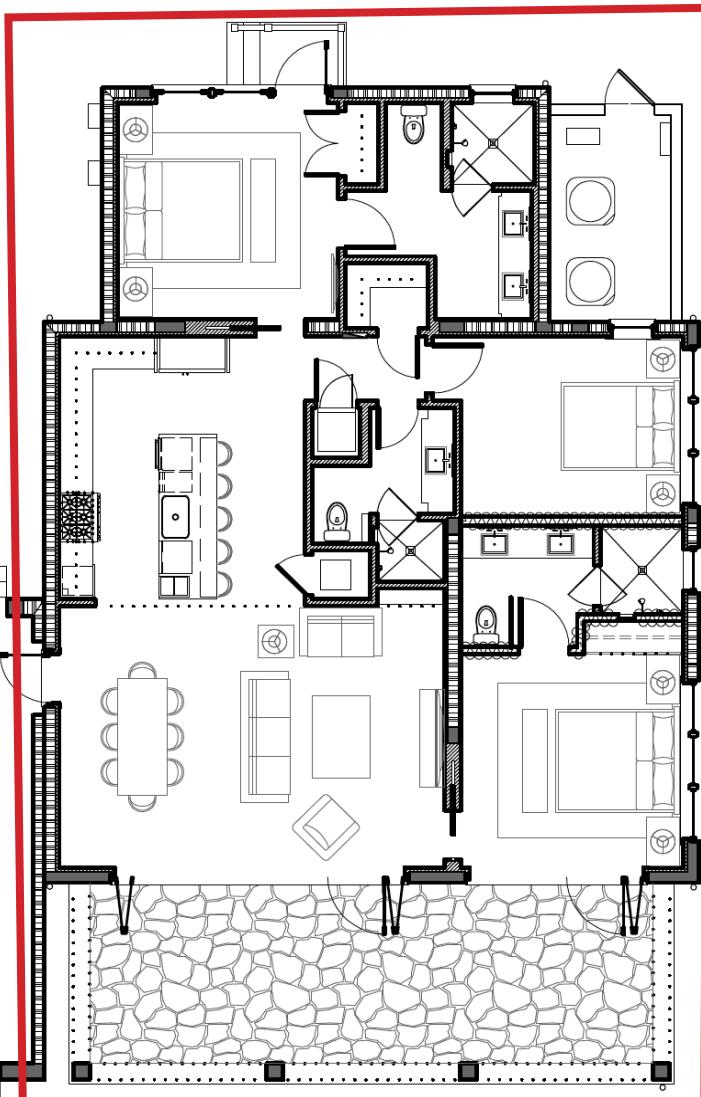
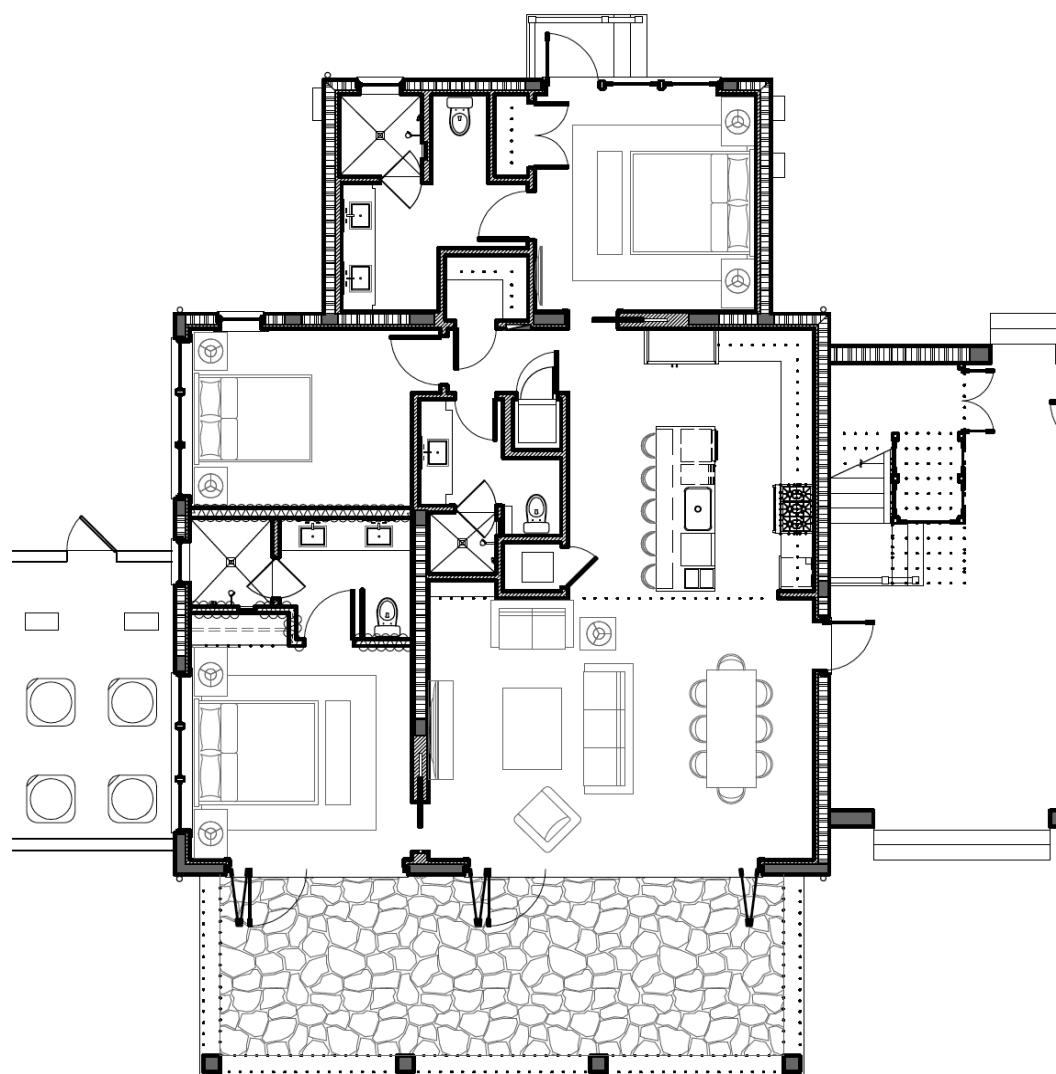
The East Village Hilltop Flats were developed along the ridge near the Crossing Bay bridge in the East Village, each unit overlooking Crossing Bay and the Sea of Abaco. Hilltop Flat #3 has expansive views of the Sea of Abaco and the Mangrove preserve that can be viewed from the spacious porch. Owners 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



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