



Baker's Bay
GOLF & OCEAN CLUB

East Village Hilltop Flat #7





Baker's Bay
GOLF & OCEAN CLUB



CHAPEL
POINT

GUMELEM CI
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

SHELL
ISLAND



Die Bonaventure
in Nouvelles Grâdes

WHALE'S TAIL
ESTATE
LOTS



ATLANTIC
OCEAN

SIP SIP

Plant Nursery
& Orchard

ATLANTIC CLUB



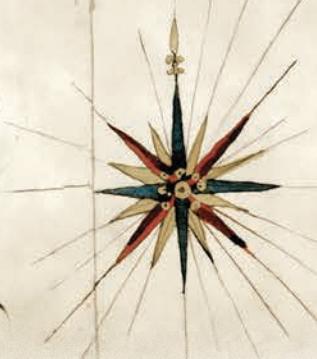
ATLANTIC CLUB COTTAGES

ATLANTIC
COAST HOMES

SUNSET PARK

- Ball Fields
- Batting Cage
- Sports Court
- Outdoor Pursuits
- Docks
- Bocce Ball & Horse Shoes
- Jelly Beans
- Pirate's Playground
- Chef's Outdoor Kitchen Pavilion
- Sports Court
- Fruit Orchard
- Pickleball
- Tennis Courts
- New Toddler Play Area
- Putt Putt Mini Golf

BAKER'S BAY



DIAMOND
POINT

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 PIER
FLATS



ATLANTIC
BEACH

MARINA
VILLAGE
POOL

SUNRISE BEACH
COTTAGES

SUNRISE BEACH
FLATS

East Village
Hilltop Flat #7

SAND
FLATS

JOES CREEK

FIP
PRESERVATION
& STUDY

Marsh
Harbour

EAST
VILLAGE
DOCKSIDE BAR
AND GRILL

- Sea Plane Ramp
- Fueling Pier
- Fitness Center
- Muscle Beach
- Pool

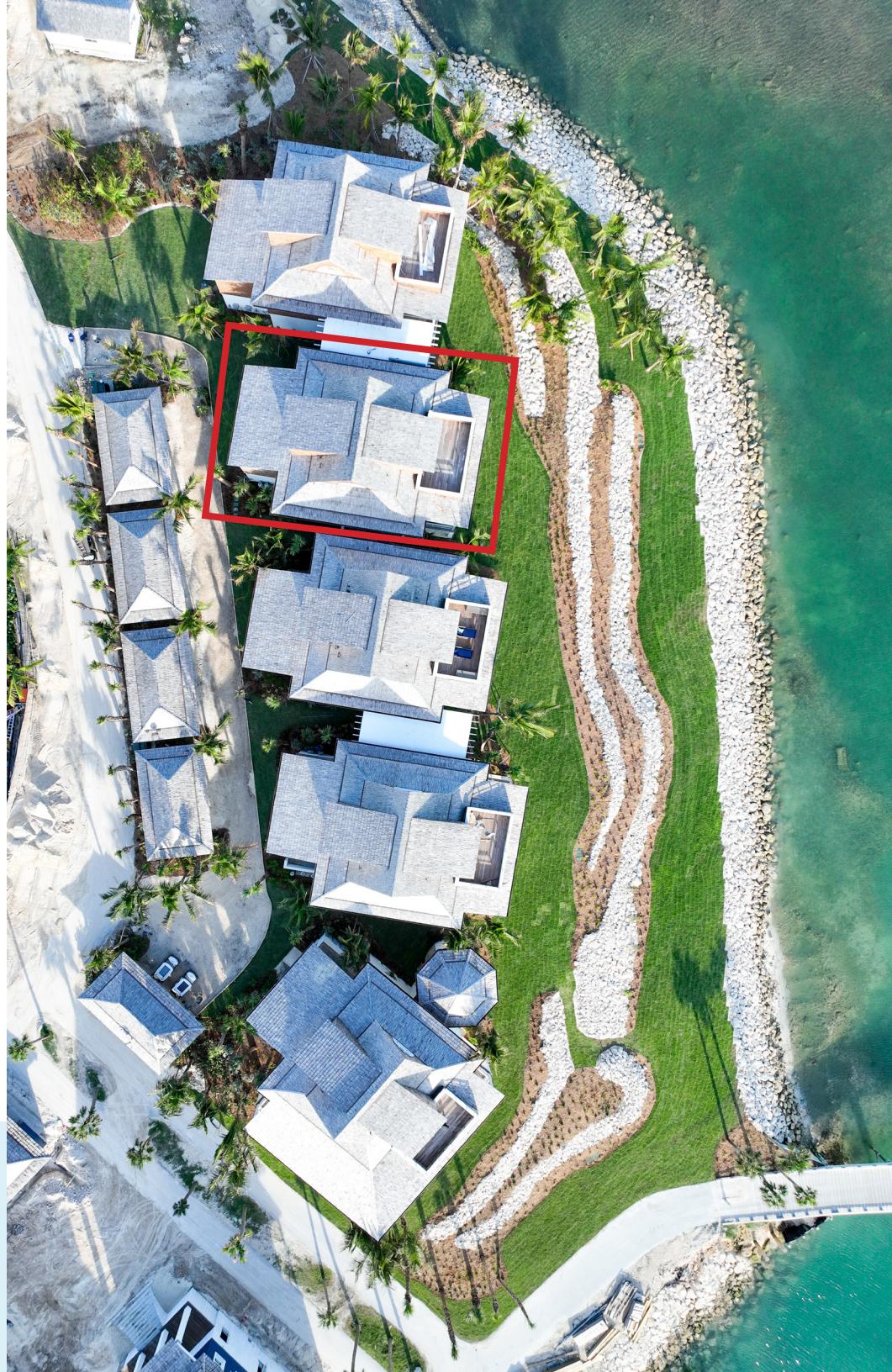
SEA PORT

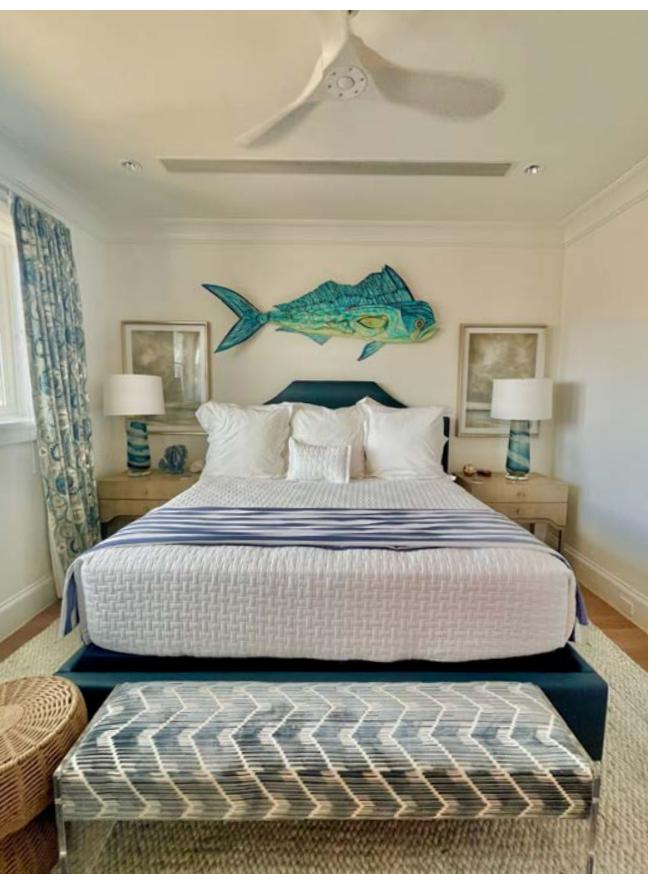
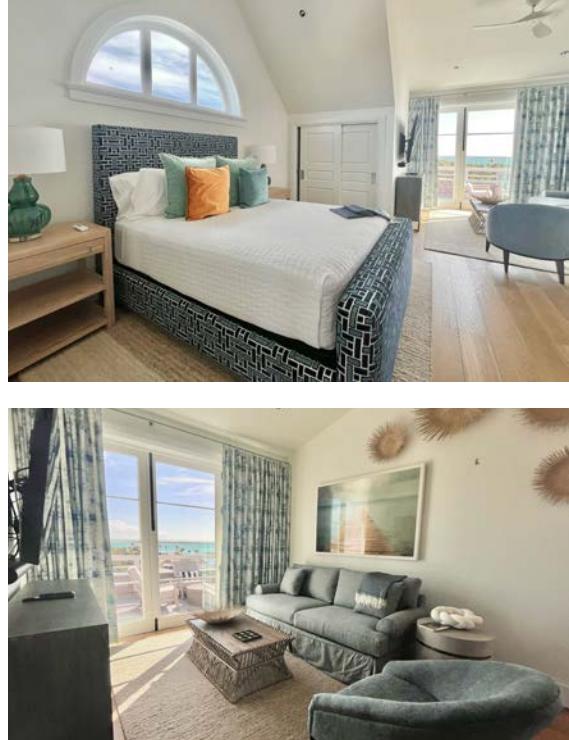
- Dockside Bar and Grill
- Fitness Center
- Muscle Beach
- Pool

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 #7 has expansive views of the Sea of Abaco and the Mangrove preserve that can be viewed from the spacious porch on the second level and third level balcony. 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 7	2/3	3/3.5	2,470





Cost Breakdown

East Village Hilltop Flat #7	\$6,250,000
VAT on Sales Price (5%)	\$312,500
Attorney Fee (0.5% of Purchase Price)	\$31,250
VAT on Attorney Fee (10%)	\$3,125
Club Membership Initiation	\$250,000
Total Initial Costs	\$6,846,875
Proposed 2026 Club Dues (prorated)	\$95,400
Proposed 2026 Condo Association Dues	\$58,000
Proposed 2026 HOA Dues (prorated)	\$43,260
Proposed 2026 Total Annual Costs	\$196,660*



*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