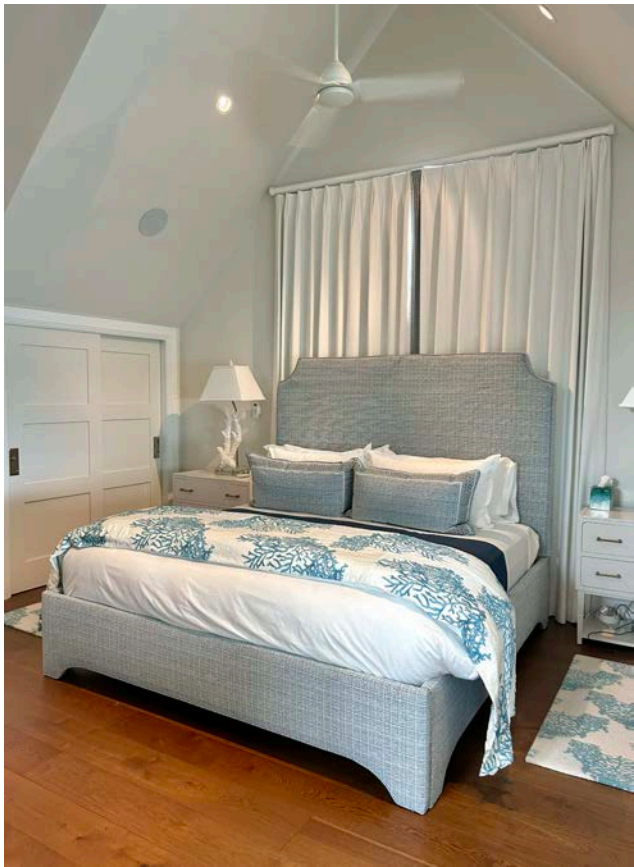
East Village Hilltop Flat #9

Baker's Bay
GOLF & OCEAN CLUB

East Village
Hilltop Flat #9

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 #9 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 9	2/3	3/3.5	2,470



Hilltop Flat #9 Floor Plan

Cost Breakdown

East Village Hilltop Flat #9	$6,600,000
VAT on Sales Price (5%)	$330,000
Attorney Fee (0.5% of Purchase Price)	$33,000
VAT on Attorney Fee (10%)	$3,300
Club Membership Initiation	$750,000
Total Initial Costs	$7,716,300

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 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