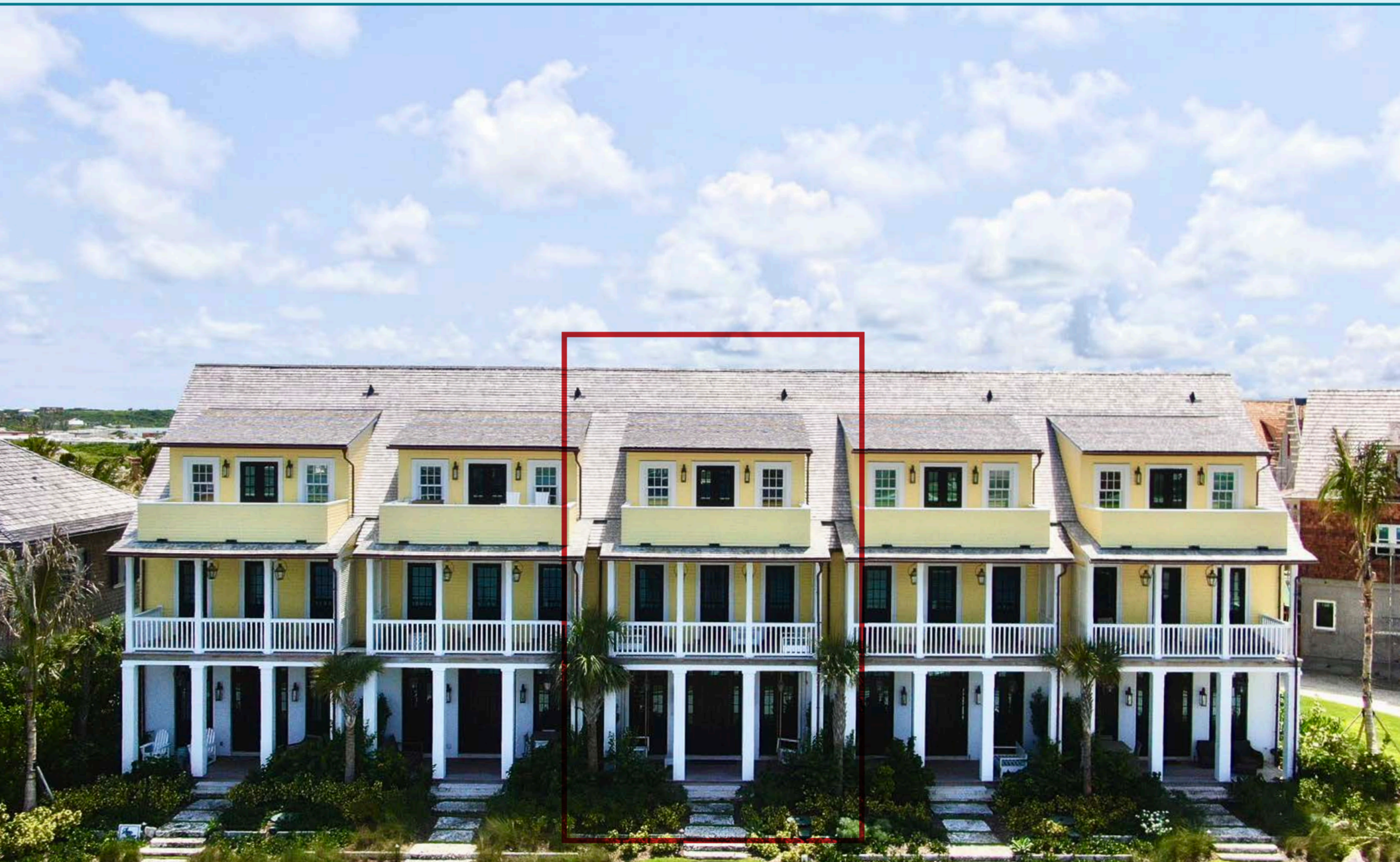




Baker's Bay
GOLF & OCEAN CLUB

"Just Warming Up" Townhome





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

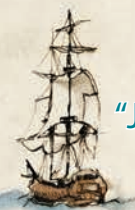
GOLF COURSE

- Practice Range
- Short Game Area
- Pro Shop

Sea of Abaco

BAKER'S BAY

ATLANTIC COAST HOMES



"Just Warming Up"

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

MARINA VILLAGE POOL

SUNRISE BEACH COTTAGES

SUNRISE BEACH FLATS

SUNSET PIER FLATS

MANGROVE PRESERVE

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

SHELL ISLAND

FOR PRESERVATION STUDY

SAND FLATS

DIAMOND POINT

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



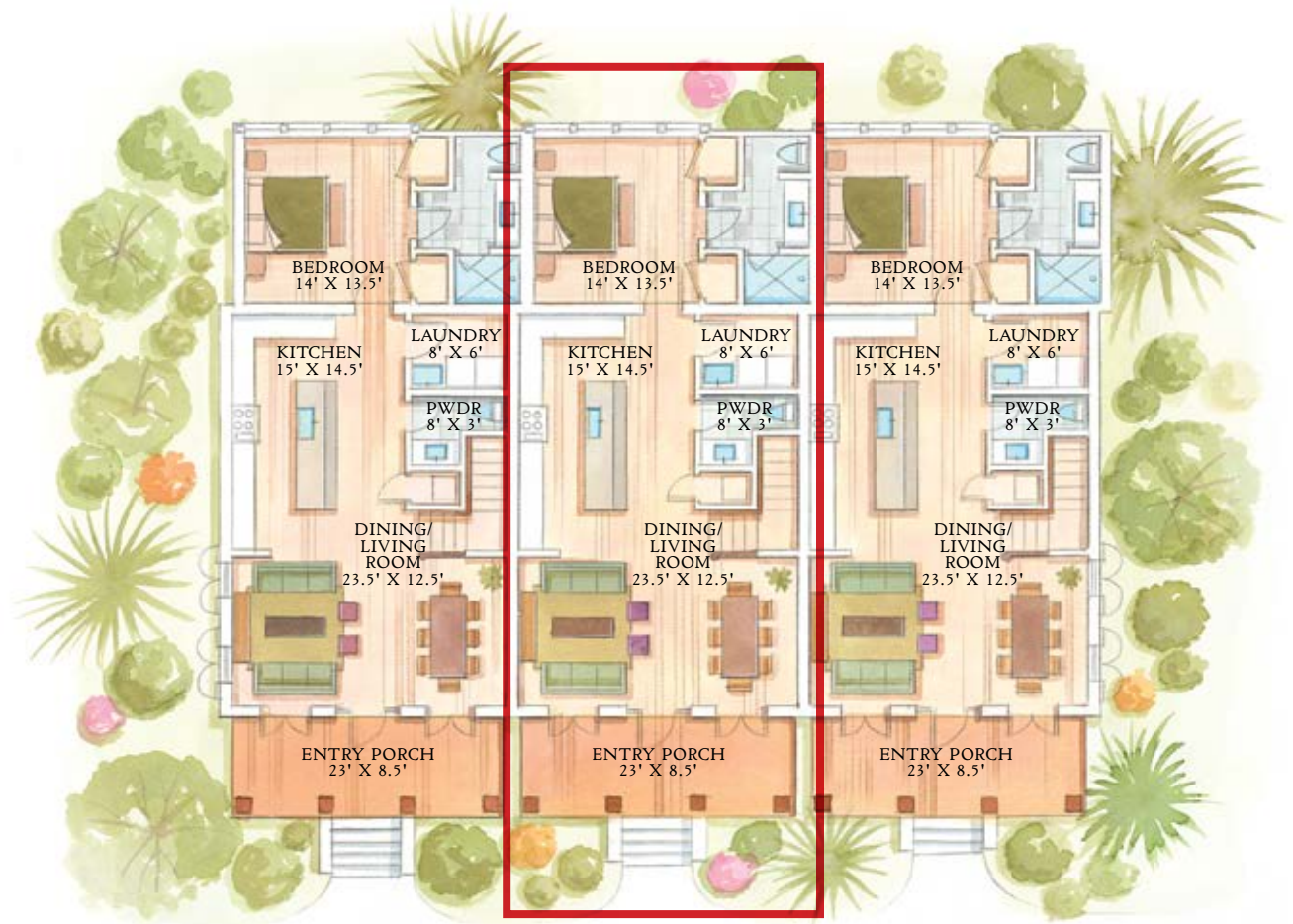
“Just Warming Up” Townhome is a 4-bedroom, 4.5 bath, 3,100 SF, 3-story townhouse that comes fully furnished. Located within the up-and-coming East Village, this beautiful home offers wonderful views over the mangrove nature preserve as well as Baker’s Bay Marina. The townhouse will be ideally situated for easy access to the East Village amenities, which will include a gym, pool, restaurant and Outdoor Pursuits surf shack.

Size	3,100 SF
Bedrooms	4
Bathrooms	4.5
Views	Marina, Sea of Abaco, Mangrove Preserve



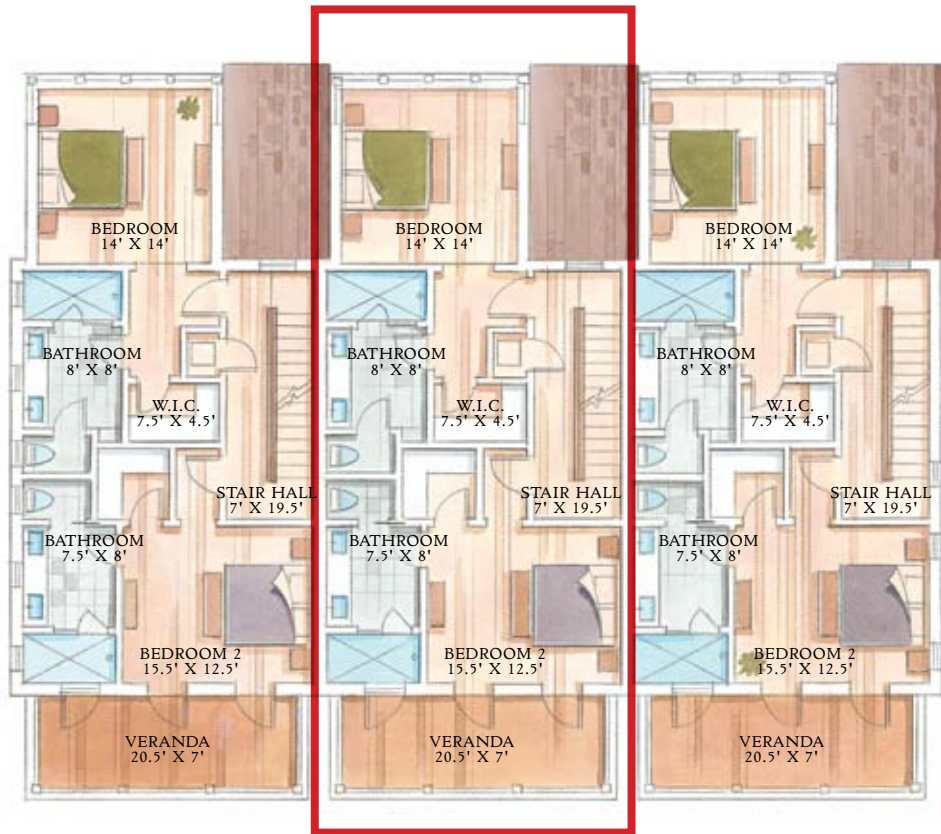
Just Warming Up Townhome



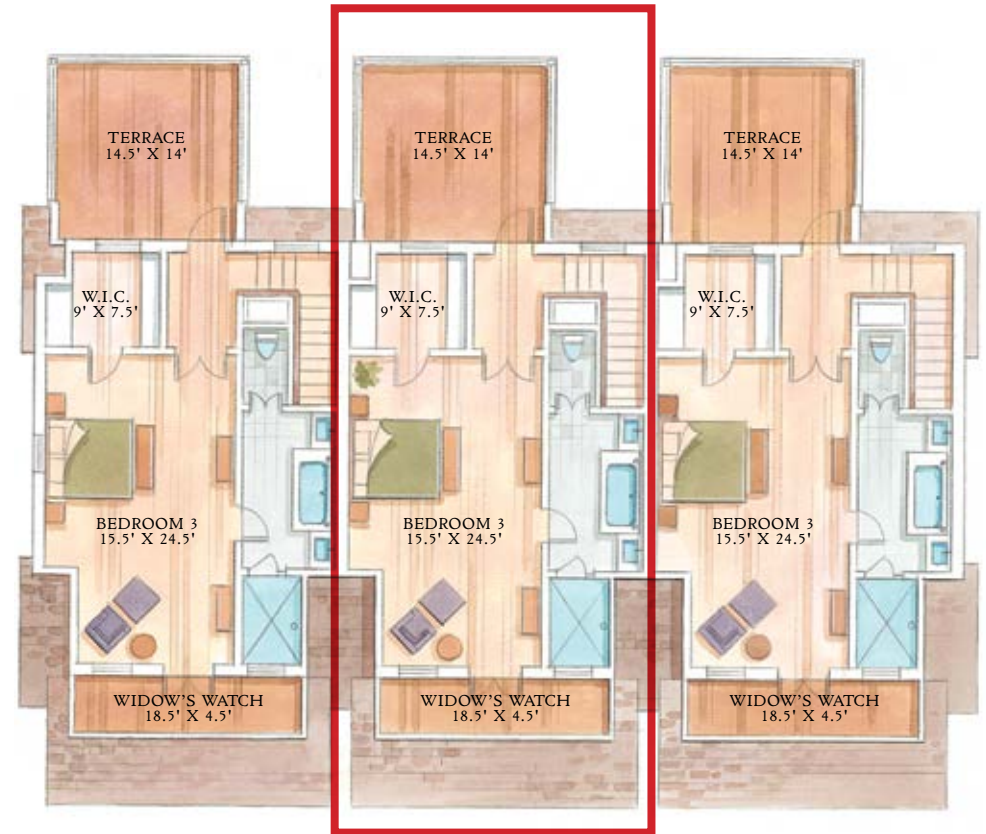


FIRST FLOOR

AREA	SQ. FT.
Air Conditioned	3,061
Porches / Verandas	740
Total	3,801



SECOND FLOOR



THIRD FLOOR

Cost Breakdown

Four Play Townhome	\$5,200,000
VAT on Sales Price (5%)	\$260,000
Attorney Fee (0.5% of Purchase Price)	\$26,000
VAT on Attorney Fee (10%)	\$2,600
Club Membership Deposit (80% equity)	\$250,000
<hr/>	
Total Initial Costs	\$5,738,600
2023 Condo Association Dues (prorated)	\$80,000
2023 Club Dues (prorated)	\$76,500
2023 Homeowners' Association Dues (prorated)	\$36,500
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2023 Total Annual Costs	\$193,000





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