

Lani Po | Sea of Abaco Lot #58



Baker's Bay
GOLF & OCEAN CLUB





GUMELEMI CAY PRIVATE ISLAND ESTATE

CHAPEL POINT

WHALE'S TAIL ESTATE LOTS

ATLANTIC BEACH ESTATE HOMESITES

ATLANTIC OCEAN

SIP SIP

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

"Lani Po"

BAKER'S BAY ESTATE LOTS

GOLF COURSE

- Practice Range
- Short Game Area
- Pro Shop

BAKER'S BAY

Sea of Abaco

ATLANTIC COAST HOMESITES

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

ATLANTIC FLATS

SUNSET PARK

- Ball Fields
- Batting Cage
- Sport Court
- Bocce Ball & Horse Shoes
- Jelly Beans
- Pirate's Playground
- Chef's Outdoor Kitchen Pavillion
- Pickleball
- Tennis Courts
- New Toddler Play Area
- Putt Putt Mini Golf

MARINA VILLAGE POOL

SUNRISE BEACH COTTAGES

EAST VILLAGE

SUNRISE BEACH FLATS

SHELL ISLAND

SUNSET PIER FLATS

MANGROVE PRESERVE

FOR PRESERVATION + STUDY

JOES CREEK

BONEFISH FLATS

- Dockside Bar and Grill
- Fitness Center
- Musc&Beach
- Pool

SEA PORT

- Sea Plane Docks & Ramp
- Fueling Pier
- Customs & Immigration

DIAMOND POINT

Marsh Harbour

SETTLEMENT

Baker's Bay GOLF & OCEAN CLUB

GREAT GUANA CAY
ABACO, THE BAHAMAS
TEL (954) 256-9561
BAKERSBAYCLUB.COM

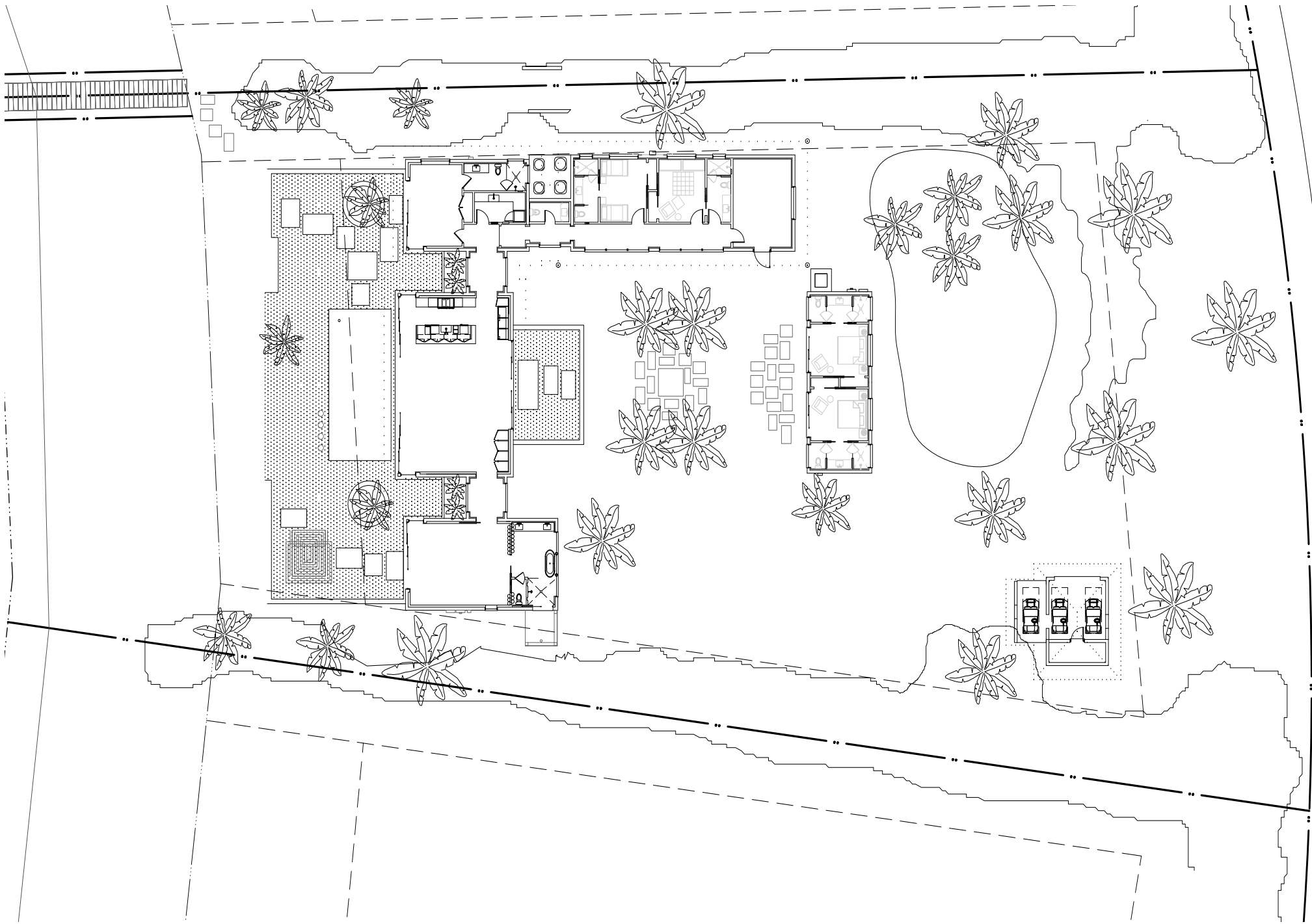
*via Bonnaventure
immovobellegrade*

“Lani Po” is a uniquely designed island home. The home is situated on one of the Club’s most popular Sea of Abaco lots. Direct sunset views make the outside pool and water features the perfect spot to enjoy sunset cocktails or dine al fresco. The one story home features four bedrooms in the main house with a large TV/play room that doubles as an overflow kid’s room. In addition, two separate guest bedroom suites are located just a few steps away from the main house, giving guests their privacy. “Lani Po” is just a short drive away from the Beach Club amenities as well as the Golf Practice Facility but with two miles of beach just outside your back door, who would ever need to leave this stunning island retreat.

Land Area	42,978sf .99 acres
Bed/Bath:	7/6.5
A/C SF:	4,500'
Beach Frontage	115'
Depth of Lot	306'
Views	Sunset Sea of Abaco

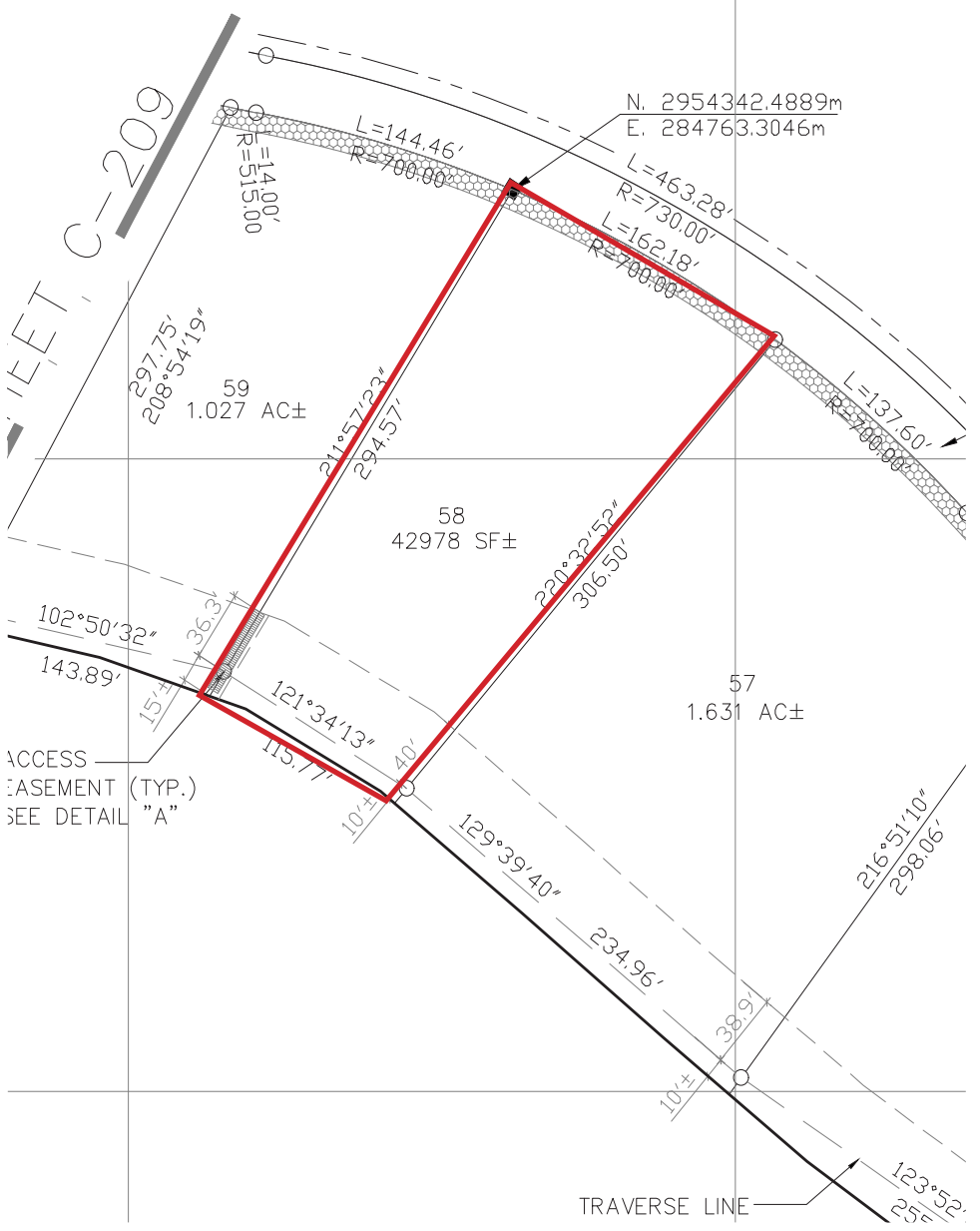


Lani Po Floor Plan



DESIGNED BY: _____

JOB FILE NO.: _____





Cost Breakdown

Lani Po Sea of Abaco #58	\$19,500,000
VAT on Sales Price (5%)	\$975,000
Attorney Fee (0.5% of Purchase Price)	\$97,500
VAT on Attorney Fee (10%)	\$9,750
Club Membership Initiation	\$250,000
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Total Initial Costs	\$20,832,250



2025 Club Dues (prorated)	\$93,000
2025 Homeowners' Association Dues (prorated)	\$42,000
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2025 Total Annual Costs	\$135,000*



*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