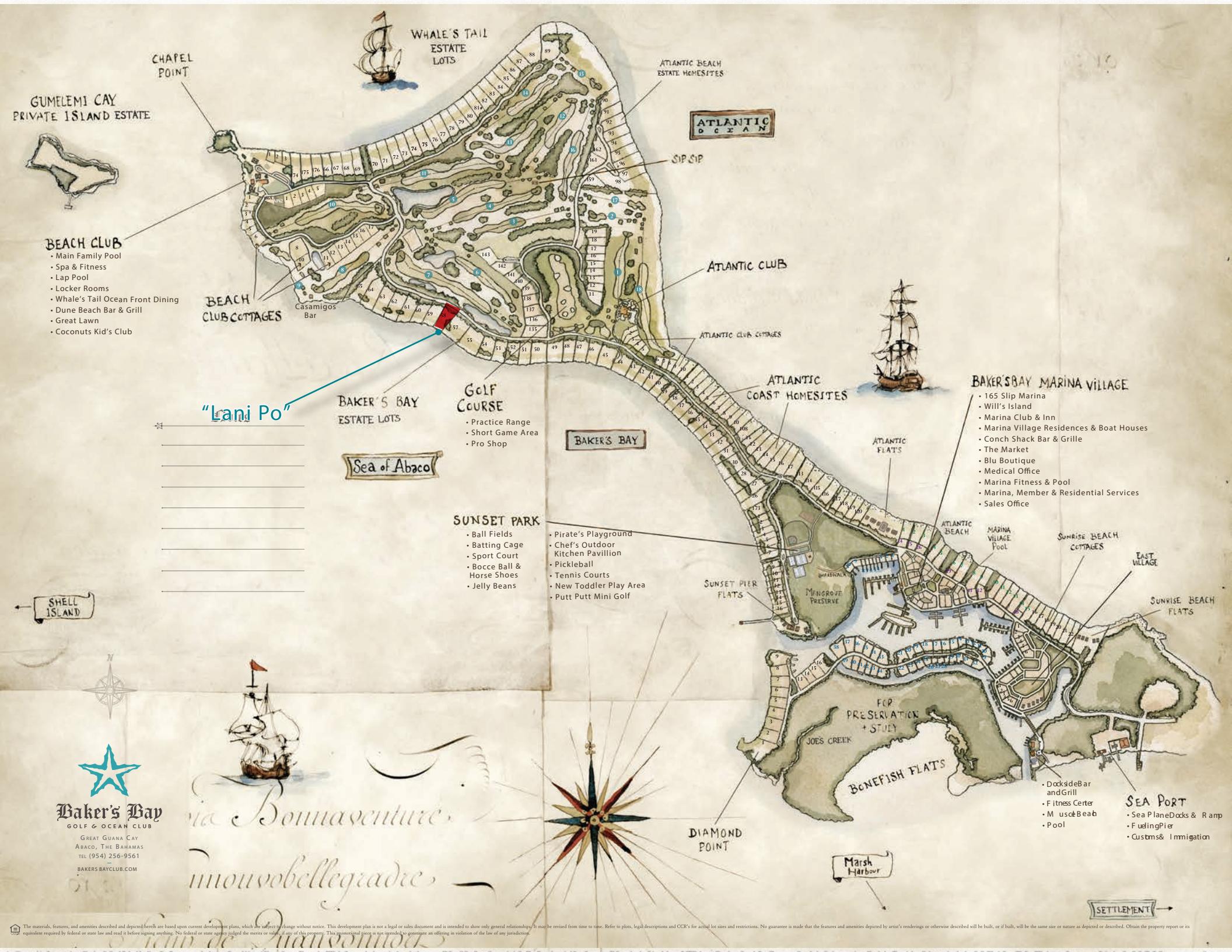




Baker's Bay
GOLF & OCEAN CLUB

Lani Po | Sea of Abaco Lot #58





“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

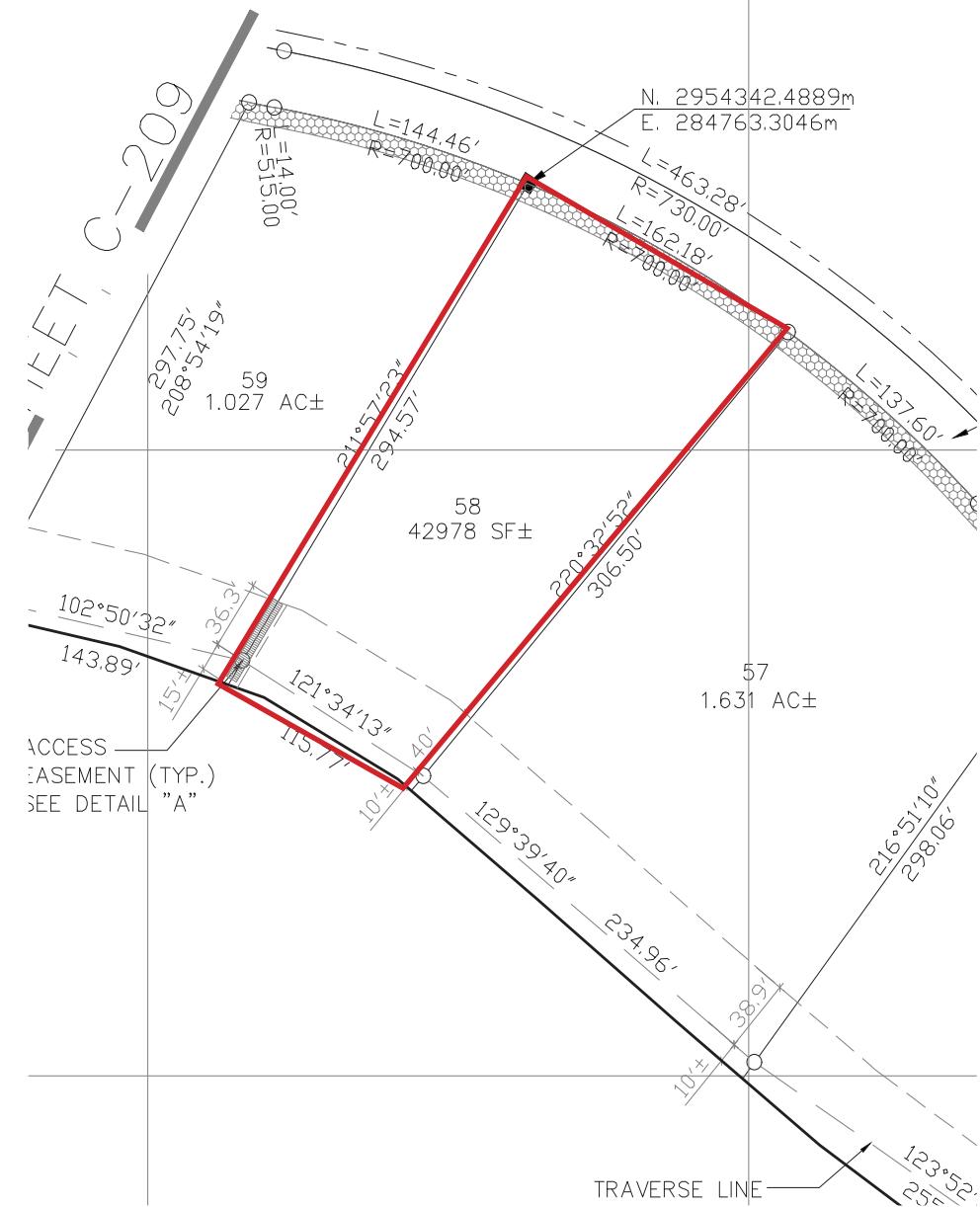


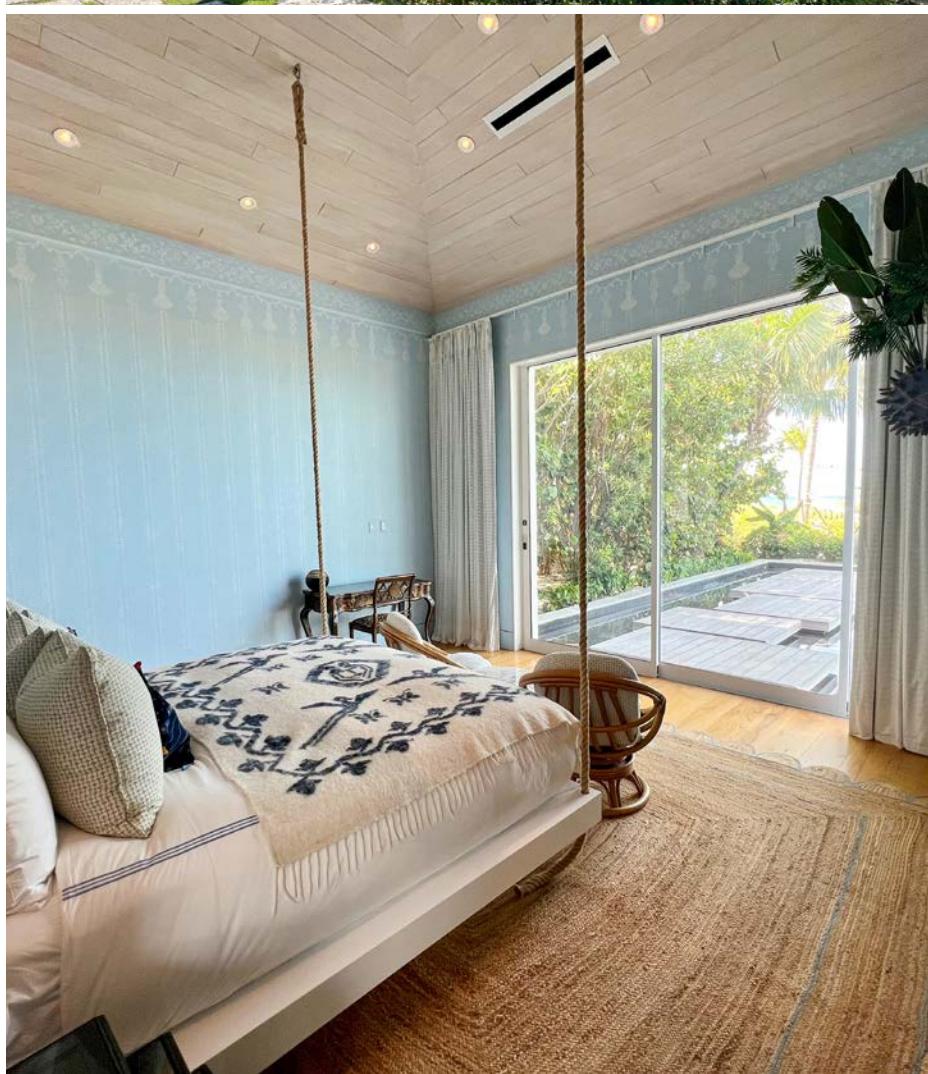
Lani Po Floor Plan



ED BY: _____

JB 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
Total Initial Costs	\$20,832,250

Proposed 2026 Club Dues (prorated)	\$95,400
Proposed 2026 HOA Dues (prorated)	\$43,260
Proposed 2026 Total Annual Costs	\$138,660*

*ANNUAL DUES SUBJECT TO 10% VAT





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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.

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