

Le Capri | Sea of Abaco Lot #44



Baker's Bay
GOLF & OCEAN CLUB





Baker's Bay
GOLF & OCEAN CLUB

GUMELEMI CAY
PRIVATE ISLAND ESTATE



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

WHALE'S TAIL
ESTATE LOTS

ATLANTIC
OCEAN

SIP SIP

Plant Nursery
& Orchard

ATLANTIC CLUB

ATLANTIC CLUB COTTAGES

ATLANTIC COAST HOMES



BAKER'S BAY MARINA VILLAGE

- 109 Slip Marina
- Will's Island
- Marina Club & Inn
- Marina Village Residences & Boat Houses
- Conch Shack Bar & Grill
- The Market
- Blu Boutique
- Medical Office
- Marina Fitness & Pool
- Marina, Member & Residential Services
- Sales Office

BAKER'S BAY
ESTATE LOTS

GOLF COURSE

- Practice Range
- Short Game Area
- Pro Shop

Sea of Abaco

BAKER'S BAY

Le Capri

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

SUNSET PIER FLATS

MANGROVE PRESERVE

ATLANTIC FLATS

ATLANTIC BEACH

MARINA VILLAGE POOL

SUNRISE BEACH COTTAGES

SUNRISE BEACH FLATS

FOR PRESERVATION STUDY

SAND FLATS

SEA PORT

- Sea Plane Ramp
- Fueling Pier
- Customs & Immigration

EAST VILLAGE

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

DIAMOND POINT

Marsh Harbour

SETTLEMENT

*via Bonnaventure
innouso bellegrade*



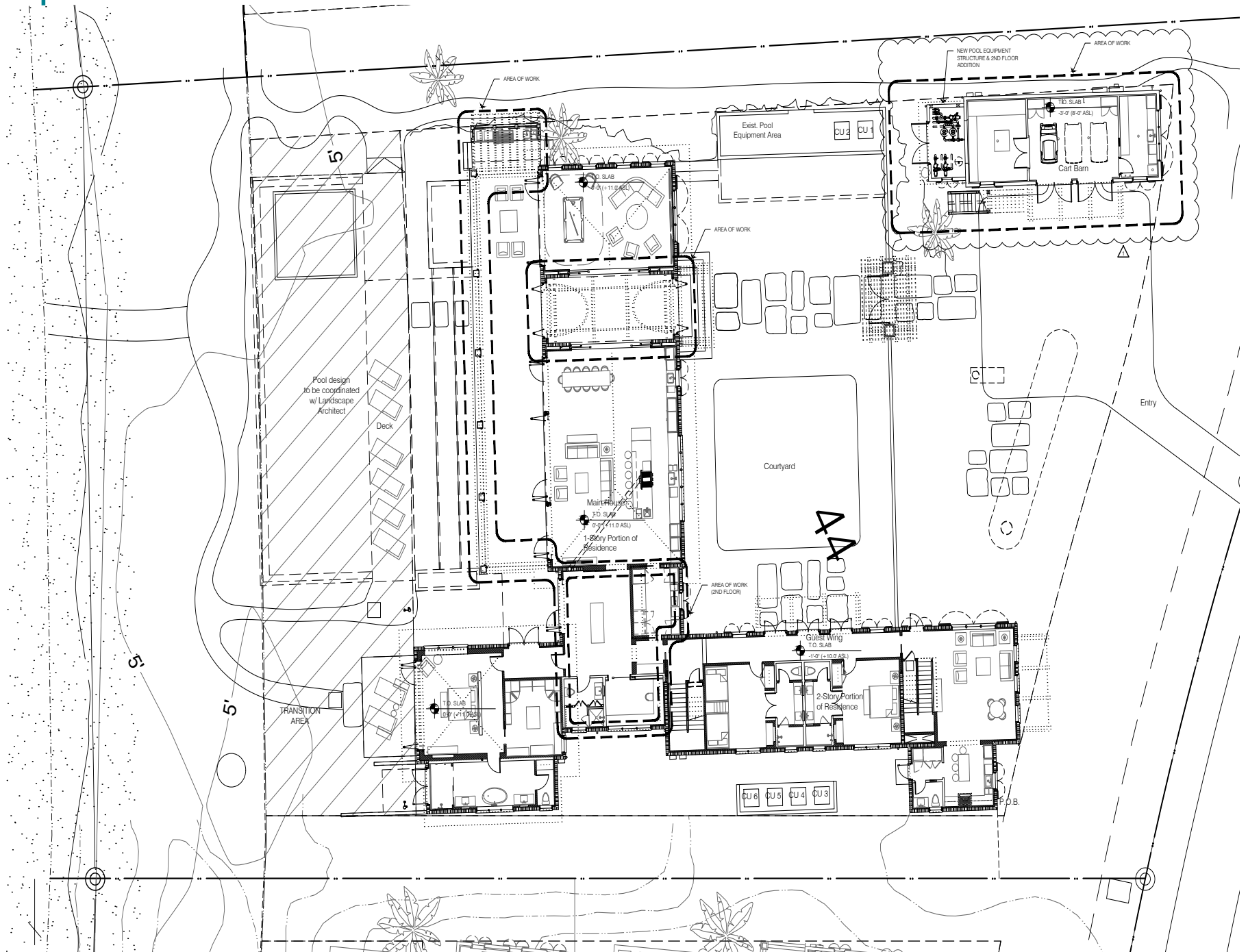
513

Located on the white sand shore of the Sea of Abaco, this impressive home has been designed as the ultimate Bahamian family compound. The residence maximizes indoor-outdoor living with large sliding doors that seamlessly connects the outdoors with the entire interior living space. The residence provides an array of outdoor living experiences that include an infinity edge pool with grotto, lounge deck, covered seating and dining deck, and direct access to a deep white sand beach. While the home provides ultimate privacy, proximity to the Beach Club (the social hub of Baker's Bay) means access to dining, spa, and gym amenities are just steps away.

Land Area	1.025 acres
Beach Frontage	170'
Square Footage	9,000 sf
Bed/Bath	8 bed, 9.5 bath
Views	Sea of Abaco



'Le Capri' Floor Plan









Cost Breakdown

'Le Capri' Sea of Abaco Lot #44	\$39,000,000
VAT on Sales Price (5%)	\$1,950,000
Attorney Fee (0.5% of Purchase Price)	\$195,000
VAT on Attorney Fee (10%)	\$19,500
Club Membership Deposit (80% equity)	\$250,000
<hr/>	
Total Initial Costs	\$41,414,500
2024 Club Dues (prorated)	\$84,185
2024 HOA Dues (prorated)	\$40,200
<hr/>	
2024 Total Annual Costs	\$124,385





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