



Baker's Bay
GOLF & OCEAN CLUB

'Little Feet' | Marina Front Residence



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

Casamigos Bar

Notes

WHALE'S TAIL ESTATE LOTS



SIP SIP

Plant Nursery & Orchard

ATLANTIC CLUB

ATLANTIC CLUB COTTAGES

ATLANTIC COAST HOMES



ATLANTIC FLATS

Little Feet | Marina Residence

BAKER'S BAY MARINA VILLAGE

- 165 Slip Marina
- Marina Club & Inn
- Marina Village Residences & Boat Houses
- Conch Shack Bar
- The Market
- Blu Boutique
- Medical Office
- Marina Fitness & Pool
- Marina, Member & Residential Services
- Sales Office

BAKER'S BAY ESTATE LOTS



- Practice Range
- Short Game Area
- Pro Shop

SUNSET PARK

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

SUNSET PIER FLATS



ATLANTIC BEACH

MARINA VILLAGE POOL

SUNRISE BEACH COTTAGES

SUNRISE BEACH FLATS

FOR PRESERVATION + STUDY

SAND FLATS

DIAMOND POINT



EAST VILLAGE

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

SEA PORT

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



Residential Options

Ocean Front Homesites	128
Gumelemi Cay Homesite	1
Golf Homesites	13
Beach Club Cottages	16
Spa Cottages	3
Atlantic Club Cottages	20
Sunset Beach Flats	10
Spa Bungalows	5
Marina Village	
Atlantic Ocean Homesites	15
Marina Village Homes	60
Island Estates & Boathouses	44
East Village	
Sunrise Beach Cottages	7
Sunrise Beach Flats	10
Waterfront Residences	8
Waterfront Townhomes	5
Hilltop Flats	10
Harbor Cottages	6

Scorecard

	I	II	III	IV
1	376	338	309	255
2	196	184	155	116
3	429	407	365	317
4	504	463	423	380
5	550	519	496	416
6	447	398	350	255
7	584	532	467	437
8	413	357	331	273
9	222	183	142	118
OUT	3721	3381	3038	2567
10	462	432	347	299
11	592	558	485	432
12	379	337	321	277
13	457	429	369	342
14	338	301	278	253
15	161	152	125	92
16	402	362	332	305
17	223	175	143	94
18	592	551	484	448
IN	3606	3297	2884	2542
TOTAL	7327	6678	5922	5109



Baker's Bay
GOLF & OCEAN CLUB
GREAT GUANA CAY
ABACO, THE BAHAMAS
TEL (954) 256-9561
BAKERSBAYCLUB.COM

*via Bonnaventure
innoisobellegradie
suo de Auduonnois*



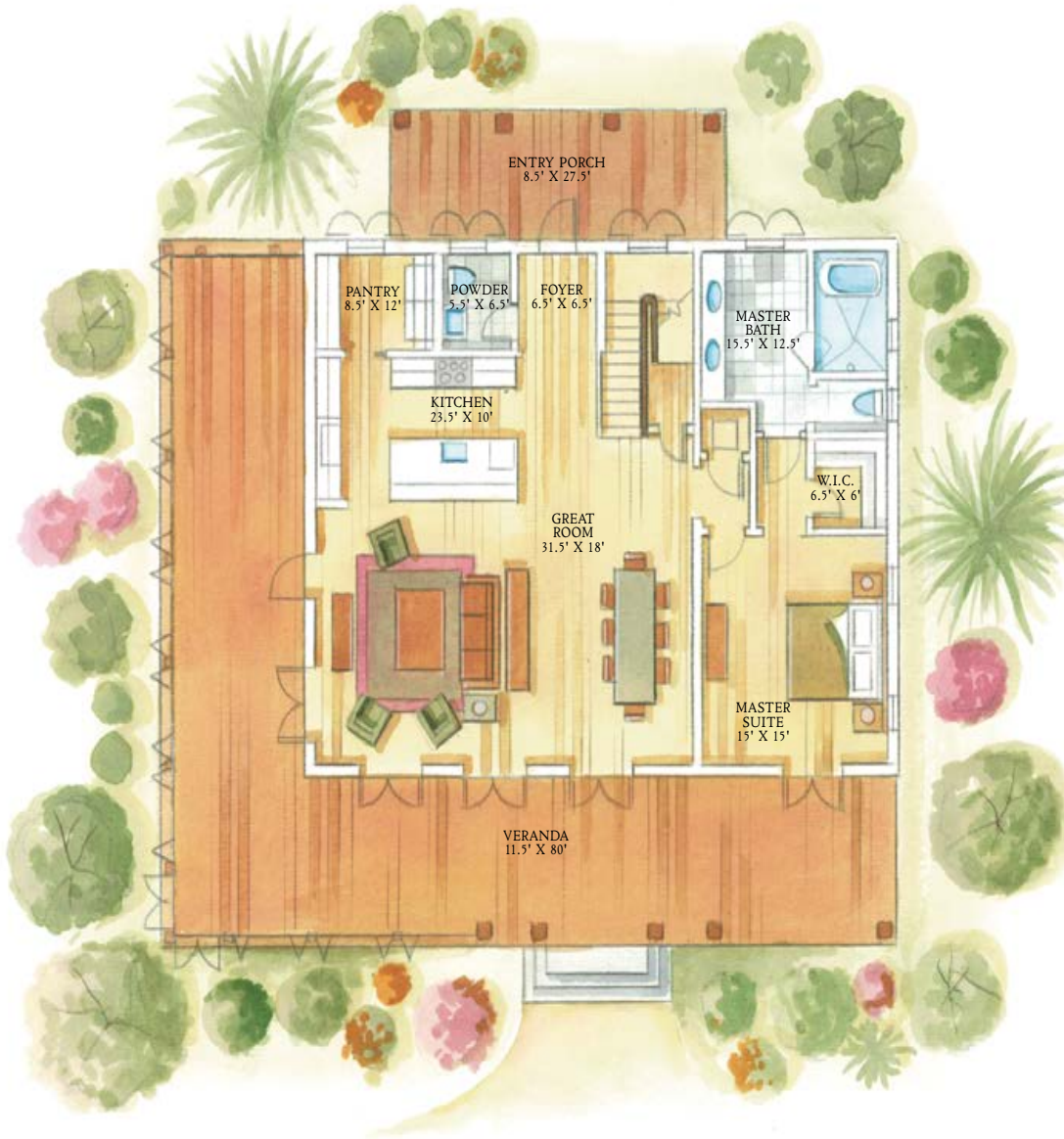
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“Little Feet” is the perfect family home. Boasting four elegantly appointed bedrooms, the residence is a perfect blend of luxury and comfort. The crown jewel of this architectural marvel is the master suite, strategically positioned on the main floor. This sanctuary offers immediate access to breathtaking marina views, enveloping the room in a tranquil, nautical ambiance. The heart of the home is its open-concept living area, where panoramic windows create a seamless indoor-outdoor experience. ‘Little Feet’ is one of four marina front residences, at the heart of Marina Village. This home provides immediate access to gym facilities and is steps away from the Market and Conch Shack, making it the perfect location for busy families looking to be at the center of the action. Direct access to the Marina adds the opportunity for various aquatic activities as well.

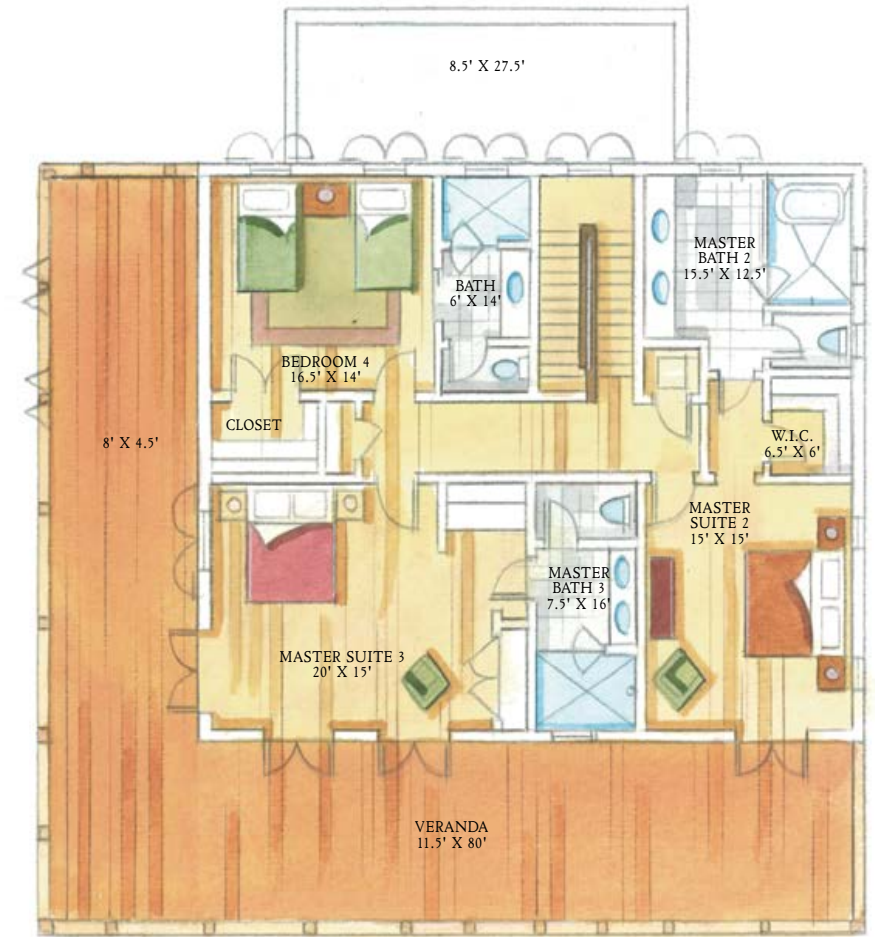
Bed/Bath	4 bed/4.5 bath
A/C SQ	3,430 sf
Porches /Balconies	2,200 sf
Land Area	10,925 sf .25 acres
Views	Marina/ Marina Village



'Little Feet' Floor Plan

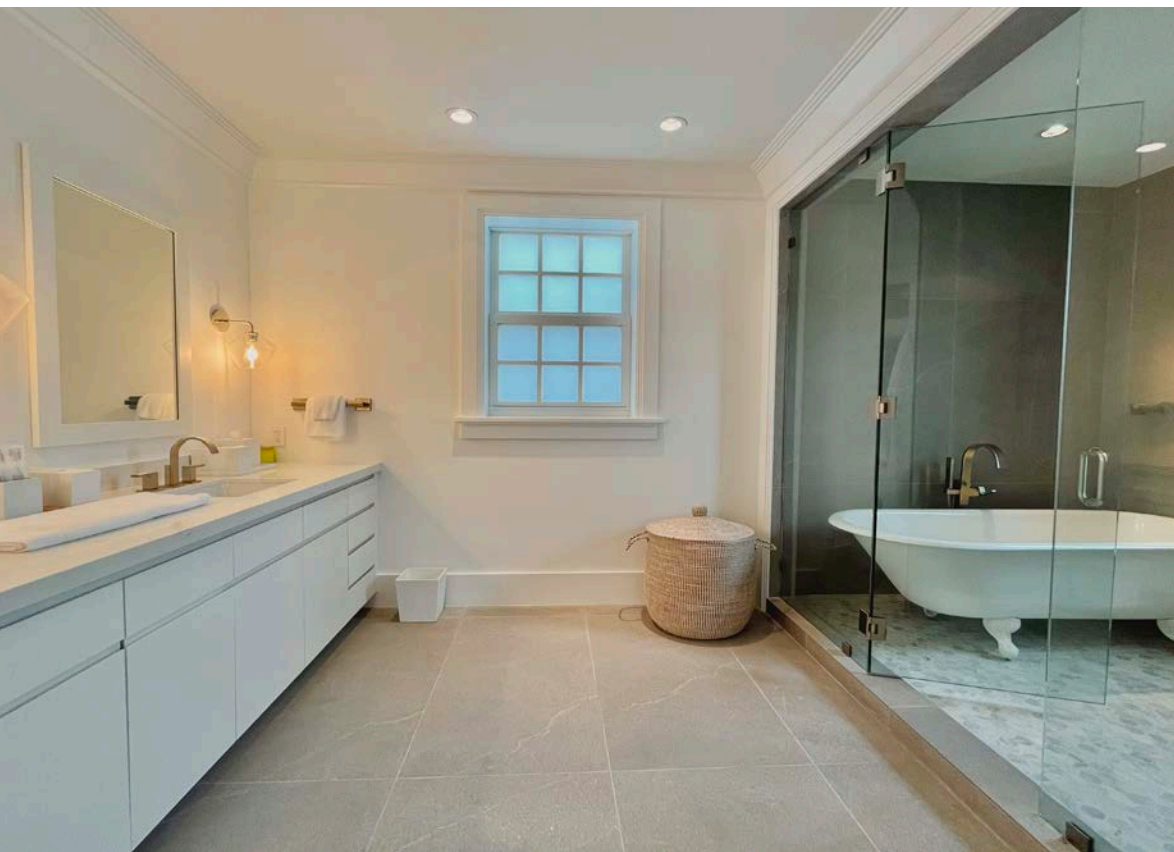


FIRST FLOOR



SECOND FLOOR





Cost Breakdown

Little Feet Marina Residence	\$9,400,000
VAT on Sales Price (5%)	\$470,000
Attorney Fee (0.5% of Purchase Price)	\$47,000
VAT on Attorney Fee (10%)	\$4,700
Club Membership Initiation	\$250,000
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Total Initial Costs	\$10,171,700
2024 Club Dues (prorated)	\$84,185
2024 Homeowners' Association Dues (prorated)	\$40,200
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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