

"Livin' Right" | Atlantic Coast Homesite #113





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

BAKER'S BAY
ESTATE LOTS

Sea of Abaco

GOLF COURSE

- Practice Range
- Short Game Area
- Pro Shop

BAKER'S BAY

ATLANTIC CLUB

ATLANTIC CLUB COTTAGES

ATLANTIC
COAST HOMES



ATLANTIC
FLATS

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

SUNRISE BEACH
COTTAGES

SUNRISE BEACH
FLATS

SUNSET PIER
FLATS

MANGROVE
PRESERVE

FER
PRESERVATION
STUDY

SAND FLATS

DIAMOND
POINT

Marsh
Harbour

SEA PORT

- Sea Plane Ramp
- Fueling Pier
- Customs & Immigration

EAST
VILLAGE

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

SETTLEMENT

via Bonnaventure
innousobellegradre



“Livin’ Right” is the epitome of island living.

This estate home is situated further back on this expansive property, creating multitudes of privacy on some of the most relaxing stretch of beach on the island. This 6-bedroom is perfect for larger families looking for their own piece of paradise. “Livin’ Right” is our classic “Mardi Gras” floorplan with the upstairs balcony enclosed, creating an additional bedroom to ensure guests and family alike have their own privacy. Enjoy serene views of the Atlantic Ocean while being steps away from The Golf Course and Sunset Park.

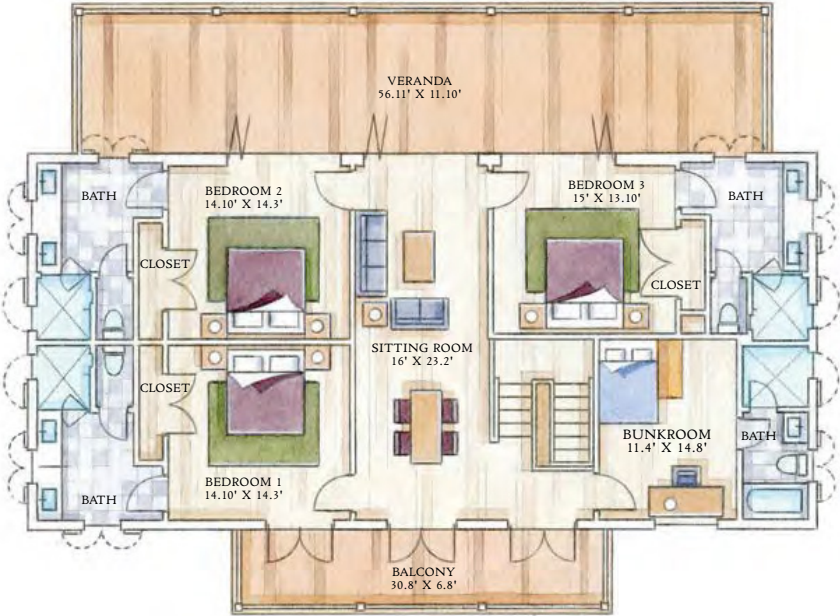
Bed/Bath	6 bed/5.5 bath
AC SF	4,210 sf
Land Area	42,042 sf 0.97 acres
Ocean Frontage	139’
Depth of Lot	321’
Views	Sunrise Atlantic Ocean



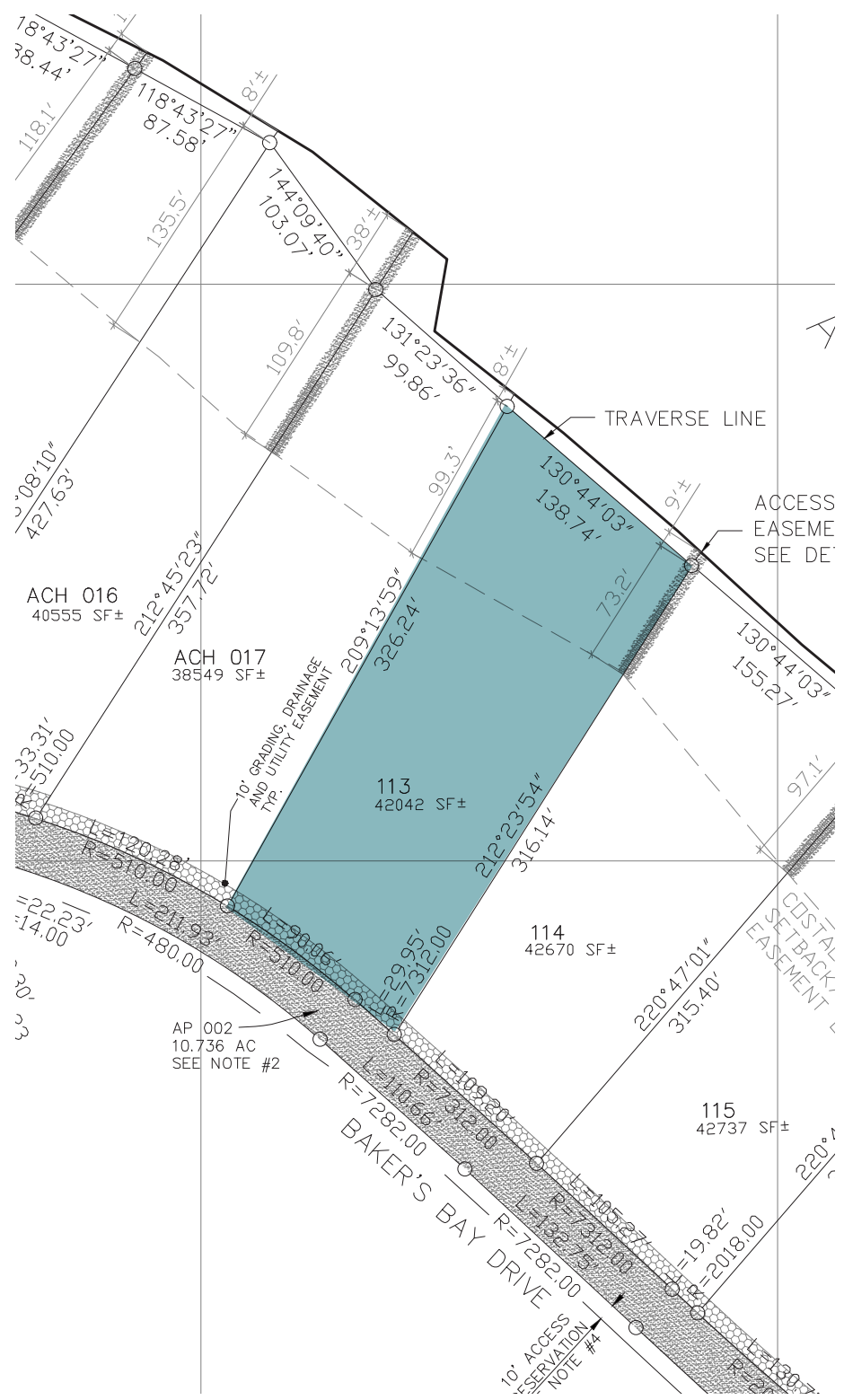
“Livin’ Right” Floor Plan



FIRST FLOOR



SECOND FLOOR





Cost Breakdown

“Livin’ Right” ACH #113	\$14,950,000
VAT on Sales Price (5%)	\$747,500
Attorney Fee (0.5% of Purchase Price)	\$74,750
VAT on Attorney Fee (10%)	\$7,475
Club Membership Initiation	\$250,000
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Total Initial Costs	\$16,029,725
2025 Club Dues (prorated)	\$93,000
2025 HOA 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.

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