

# "Livin' Right" | Atlantic Coast Homesite #113





# Baker's Bay

GOLF & OCEAN CLUB



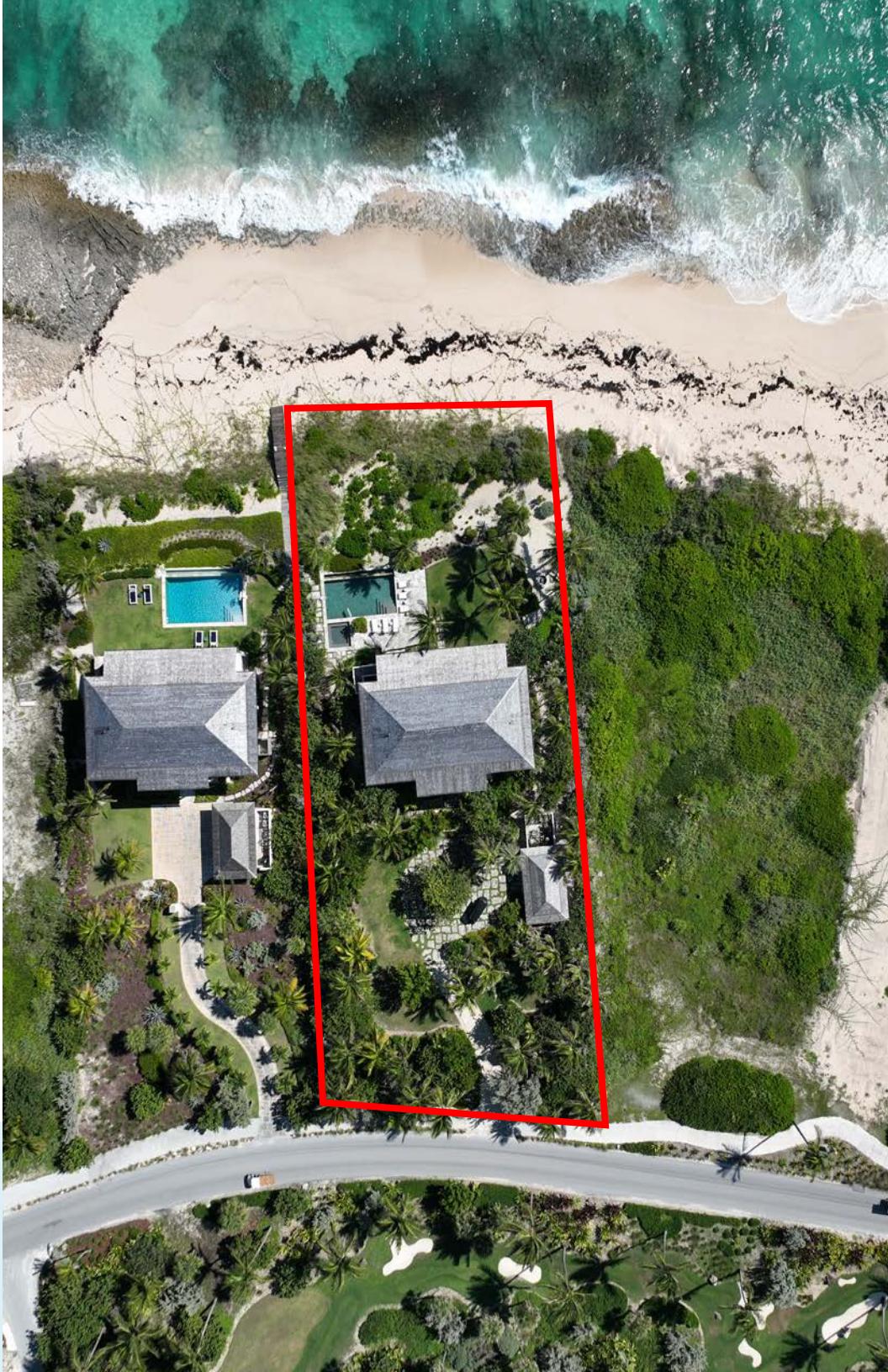
## “Livin’ Right” | ACH #113



## "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.

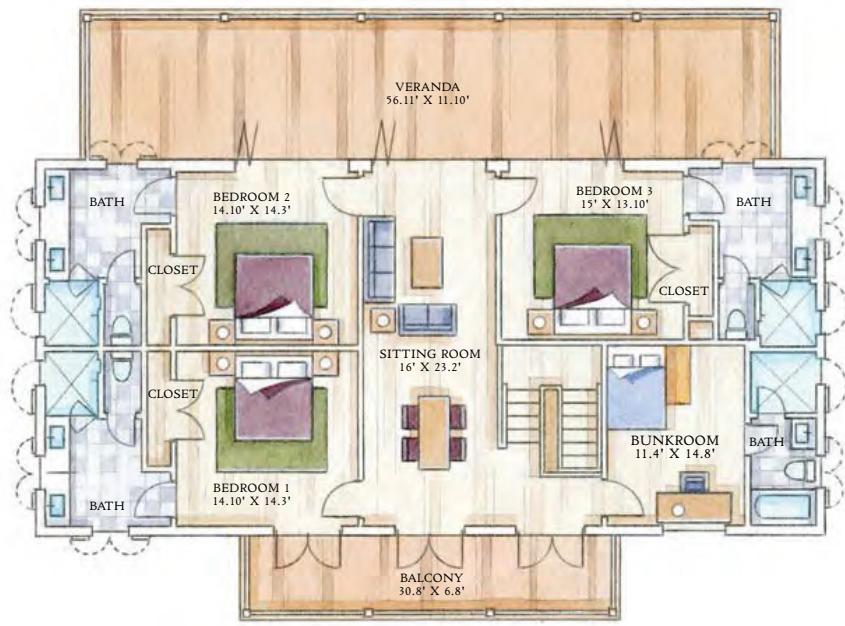
Bed/Bath	6 bed/5.5 bath
AC SF	4,210 sf
Land Area	42,042 sf   0.97 acres
Ocean Frontage	139'
Depth of Lot	321'
Views	Sunrise   Atlantic Ocean



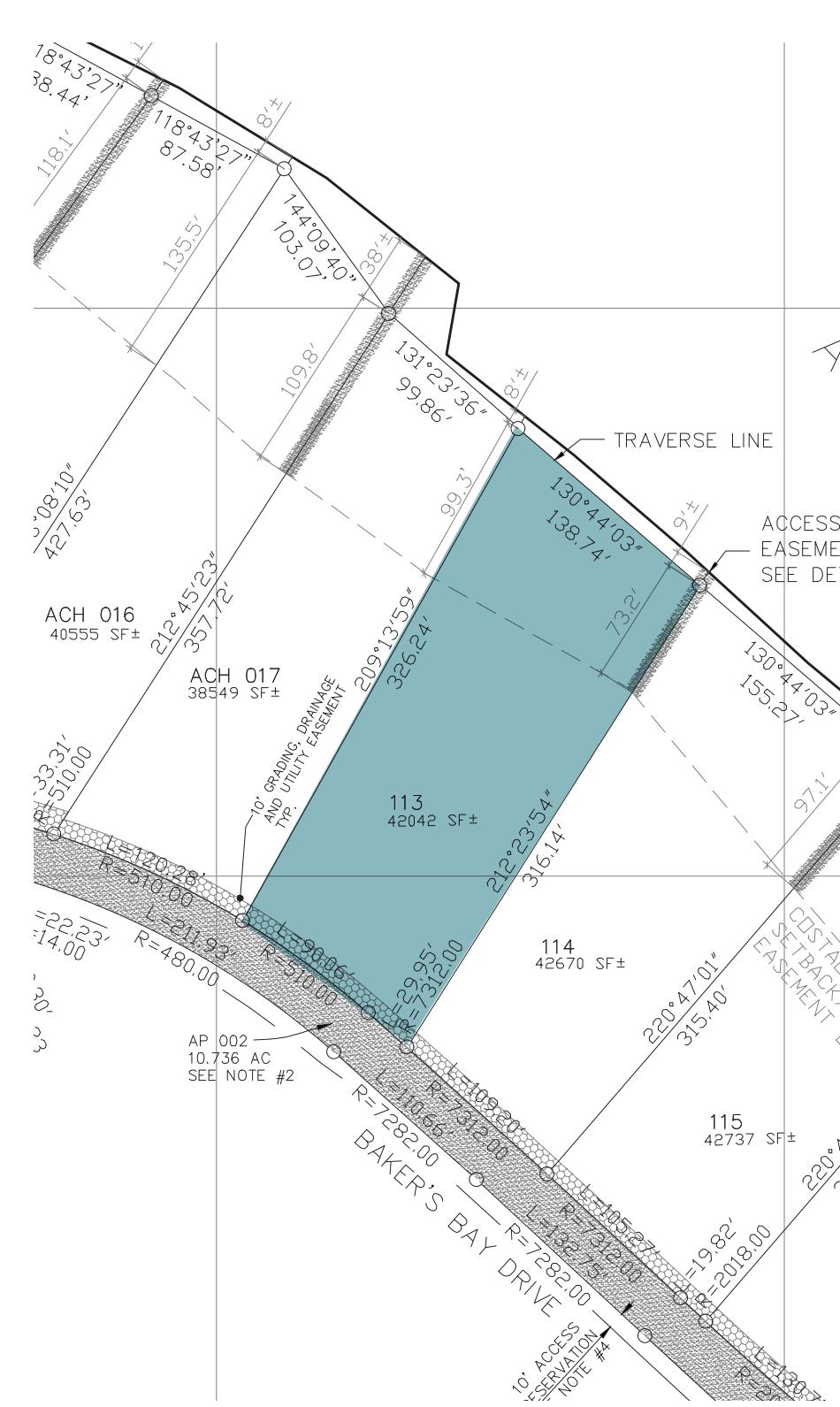
# "Livin' Right" Floor Plan



FIRST FLOOR



SECOND FLOOR



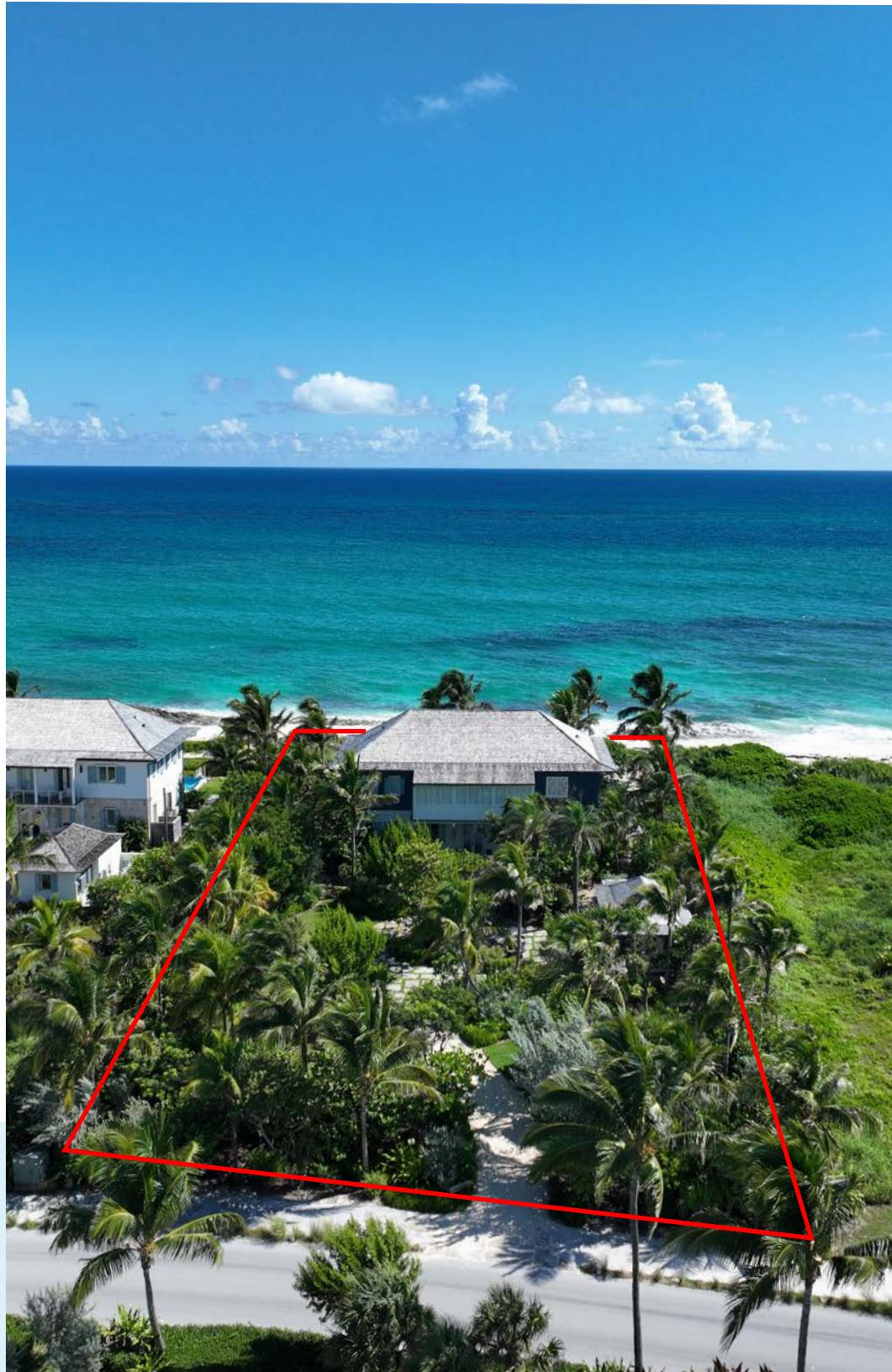


## Cost Breakdown

"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
<b>Total Initial Costs</b>	<b>\$16,029,725</b>

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

\*ANNUAL DUES SUBJECT TO 10% VAT





**Baker's Bay**  
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.

Email: [info@bakersbayclub.com](mailto:info@bakersbayclub.com) | [bakersbayclub.com](http://bakersbayclub.com)