

# "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

SIPSIP

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

"Livin' Right" | ACH #113

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

MARINA  
VILLAGE  
POOL

SUNSET PIER  
FLATS

BOARDWALK

MANGROVE  
PRESERVE

JOE'S CREEK

SAND FLATS

FOR  
PRESERVATION  
& STUDY

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

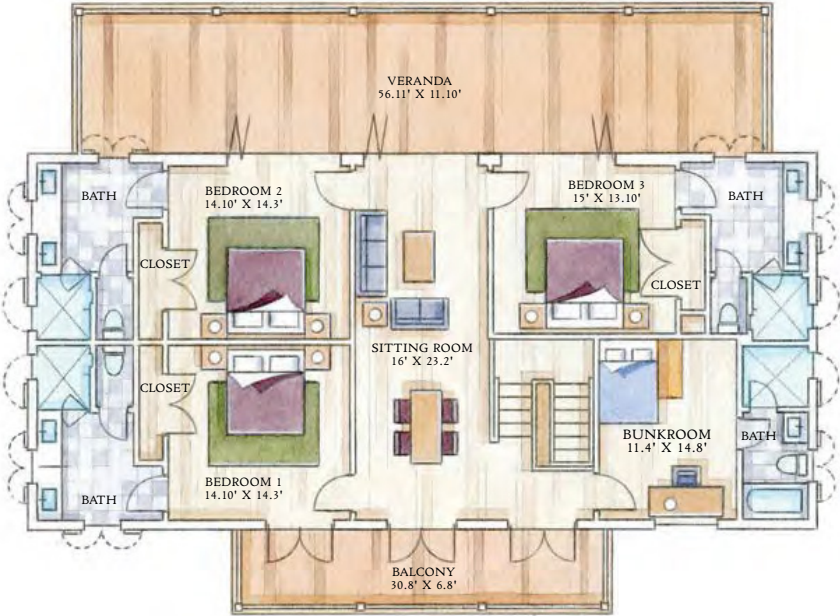




# “Livin’ Right” Floor Plan

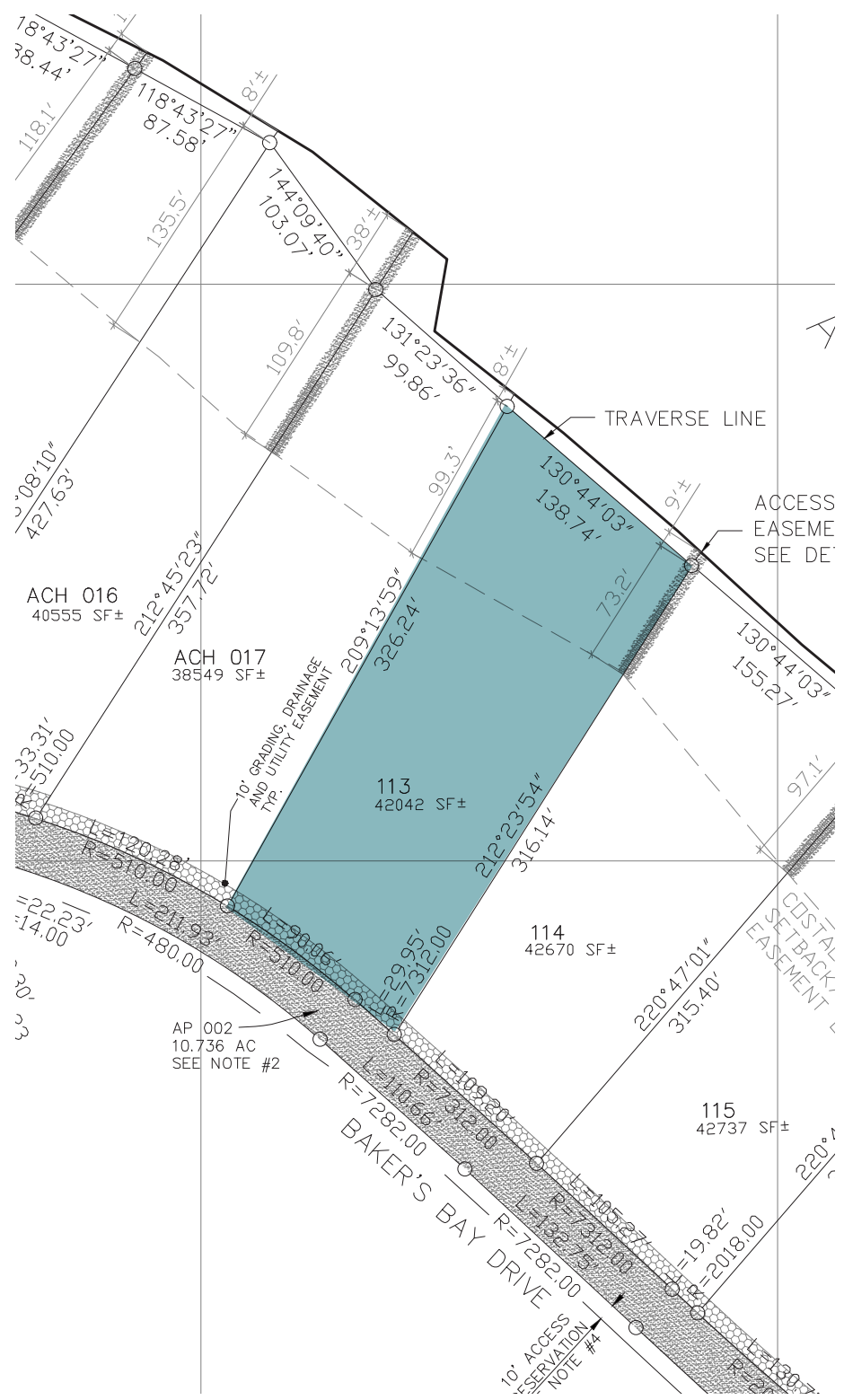


FIRST FLOOR

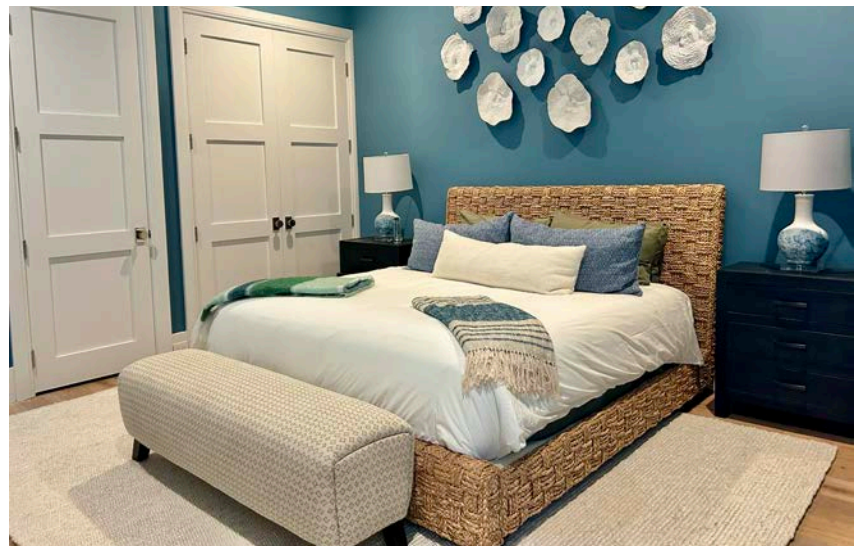


SECOND FLOOR











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

\*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.

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