

"Livin' Right" | Atlantic Coast Homesite #113





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

CHAPEL
POINT



WHALE'S TAIL
ESTATE LOTS

ATLANTIC
OCEAN

SIP SIP

Plant Nursery
& Orchard

"Livin' Right" | ACH #113

ATLANTIC 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

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

ATLANTIC
COAST HOMES

SUNSET PIER
FLATS

MANGROVE
PRESERVE

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

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

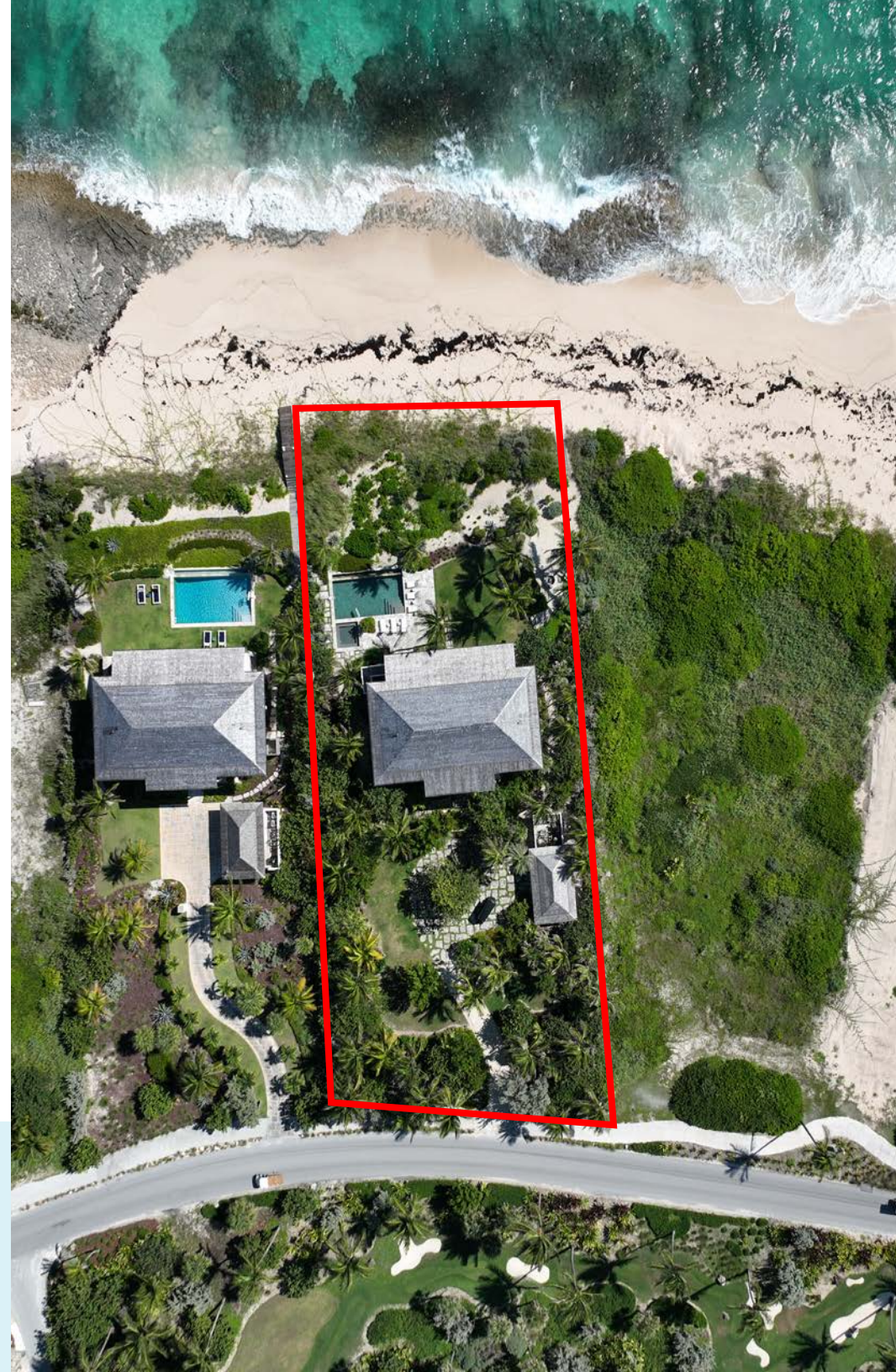
via Bonnaventure
innousobellegradre



“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.

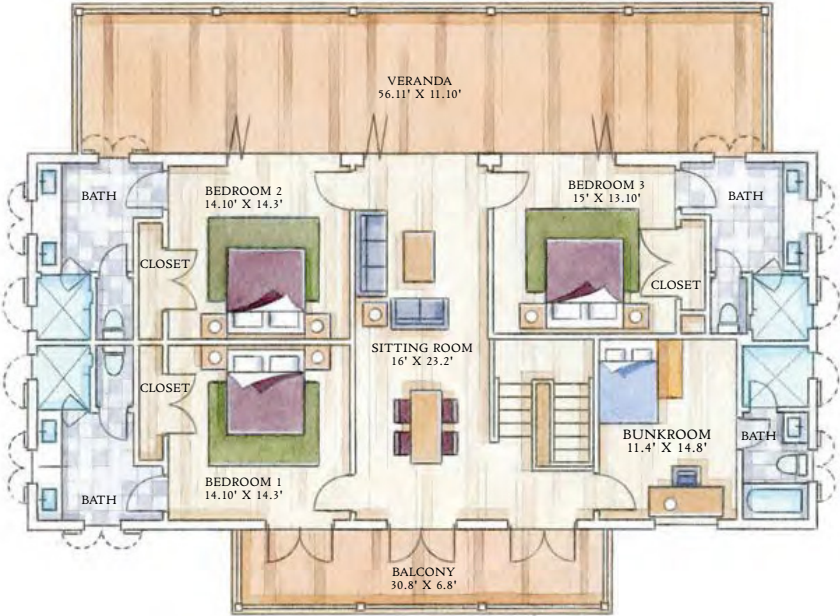
Bed/Bath	6 bed/5.5 bath
AC SF	4,210 sf
Land Area	42,042 sf 0.97 acres
Ocean Frontage	139’
Depth of Lot	321’
Views	Sunrise Atlantic Ocean



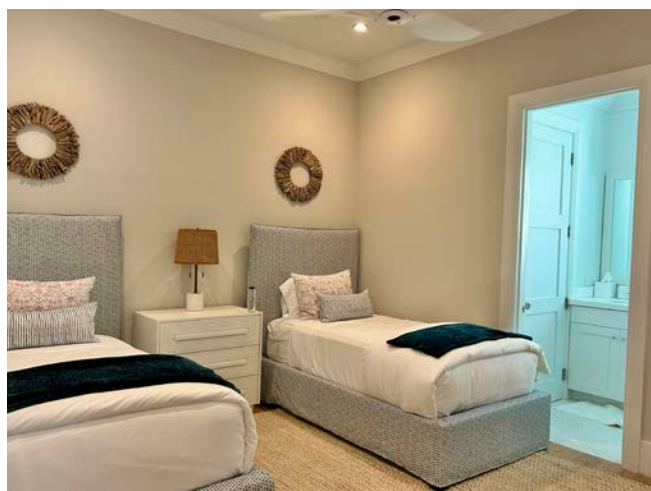
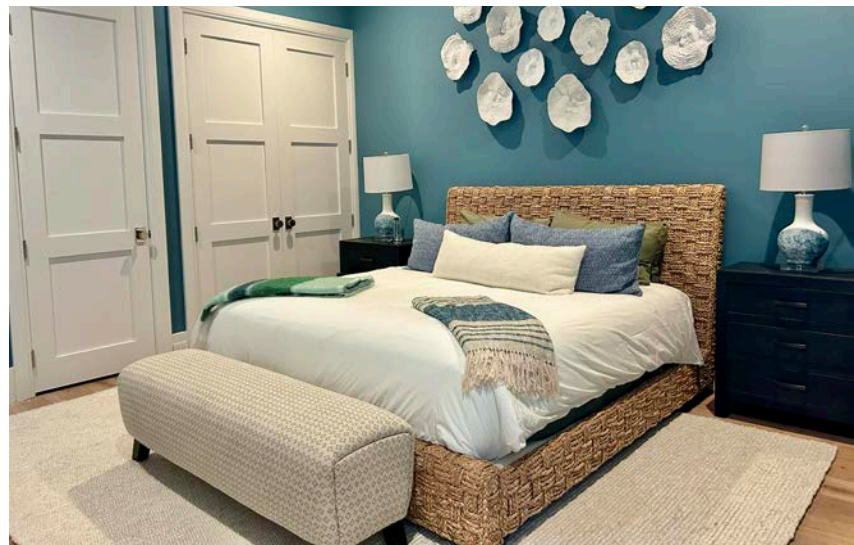
“Livin’ Right” Floor Plan



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 (70% equity)	\$750,000
Total Initial Costs	\$16,529,725
Proposed 2026 Club Dues (prorated)	\$95,400
Proposed 2026 HOA Dues (prorated)	\$43,260
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 | bakersbayclub.com