

"Loft at Sea" Flat



Baker's Bay
GOLF & OCEAN CLUB





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

BEACH CLUB COTTAGES

BAKER'S BAY ESTATE LOTS

Sea of Abaco

GOLF COURSE

- 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

WHALE'S TAIL ESTATE LOTS



ATLANTIC OCEAN

SIP SIP

Plant Nursery & Orchard

ATLANTIC CLUB

ATLANTIC CLUB COTTAGES

ATLANTIC COAST HOMES

BAKER'S BAY



"Loft at Sea" Flat

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

ATLANTIC FLATS

ATLANTIC BEACH

MARINA VILLAGE POOL

SUNRISE BEACH COTTAGES

SUNSET PIER FLATS

MANGROVE PRESERVE

SUNRISE BEACH FLATS

FOR PRESERVATION + STUDY
JOES CREEK
SAND FLATS

SEA PORT

- Sea Plane Ramp
- Fueling Pier
- Customs & Immigration

EAST VILLAGE

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

Marsh Harbour

DIAMOND POINT

SETTLEMENT

*via Bonnaventure
innousobellegradre*



SHELL ISLAND

“Loft at Sea’ sits just above the Sales Center. Located within the vibrant Marina Village, this beautiful home offers wonderful views over Baker’s Bay Marina, the Sea of Abaco and Atlantic Ocean. The Flat is ideally located just steps away from the Market restaurant, fitness center, Conch Shack, and marina docks. A welcoming wraparound porch encompasses this charming two bedroom, two and one half bath home. The living space and master suite are located on the first floor while an expansive bunk-room can easily accommodate up to 4 kids on the second level.

Bed/Bath	2/2.5
A/C SQ	2,269sf
Porches/Balconies	1,025sf
Total	3,294sf
Views	Marina Village Atlantic Ocean, Sunset



Cost Breakdown

“Loft at Sea” Flat	\$4,600,000
VAT on Sales Price (5%)	\$230,000
Attorney Fee (0.5% of Purchase Price)	\$23,000
VAT on Attorney Fee (10%)	\$2,300
Club Membership Deposit (80% equity)	\$250,000
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Total Initial Costs	\$5,105,300
2023 Condo Association Dues (prorated)	\$50,000
2023 Club Dues (prorated)	\$76,500
2023 Homeowners’ Association Dues (prorated)	\$36,500
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2023 Total Annual Costs	\$163,000



"Loft at Sea"





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