

"Loonie Bin" | Diamond Point #14





Baker's Bay
GOLF & OCEAN CLUB

GUMELEMI CAY
PRIVATE ISLAND ESTATE

CHAPEL
POINT

SPA COTTAGES

SPA BUNGALOWS

WHALE'S TAIL
ESTATE LOTS

ATLANTIC
OCEAN

SIP SIP

Plant Nursery
& Orchard

ATLANTIC CLUB COTTAGES
(PHASE 2)

ATLANTIC CLUB

• Dining Pavilion
• Bunker's Bar

ATLANTIC CLUB COTTAGES

ATLANTIC COAST HOMES

PHASE 2
ATLANTIC
COAST HOMES

BAKER'S BAY MARINA VILLAGE

- 165 Slip Marina
- Marina Club & Inn
- Marina Village Residences & Boat Houses
- Conch Shack Bar & Grille
- The Market & Post Office
- Blu Boutique & Other Shops
- Medical Office
- Marina Fitness & Pool
- Marina, Member & Residential Services
- Sales Office

EAST
VILLAGE

- Dockside Bar and Grill
- Fitness Center
- Pool
- Zipline
- Waterslide

SUNRISE BEACH
FLATS

SEA PORT

- Sea Plane Docks & Ramp
- Fueling Pier
- Customs & Immigration

Marsh
Harbour

SETTLEMENT

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
- Ropes Course
- Jelly Beans
- Pirate's Playground
- Hydroponic Garden
- Chef's Outdoor Kitchen Pavilion
- Fruit Orchard
- Pickle Ball
- Tennis Courts
- Trampolines
- Climbing Wall
- New Toddler Play Area
- Putt Putt Mini Golf

SUNSET PIER
FLATS

MANGROVE
PRESERVE

"Loonie Bin"

DIAMOND
POINT

FCP
PRESERVATION
STUDY

SAND FLATS

JOE'S CREEK

BEACH
CLUB COTTAGES

BEACH CLUB

- Main Family Pool
- Spa & Fitness
- Lap Pool
- Locker Rooms
- Whale's Tail Ocean Front Dining
- Palapa Beach Bar & Grill
- Great Lawn
- Coconut's Kid's Club
- Kid's Diner
- Theater
- Game Room
- Marine Science Classroom

Notes

SHELL
ISLAND



Baker's Bay
GOLF & OCEAN CLUB

GREAT GUANA CAY
ABACO, THE BAHAMAS
TEL (934) 236-9361

WWW.BAKERSBAYCLUB.COM

*na & Bonnaventure
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“Loonie Bin” is every boater’s dream come true.

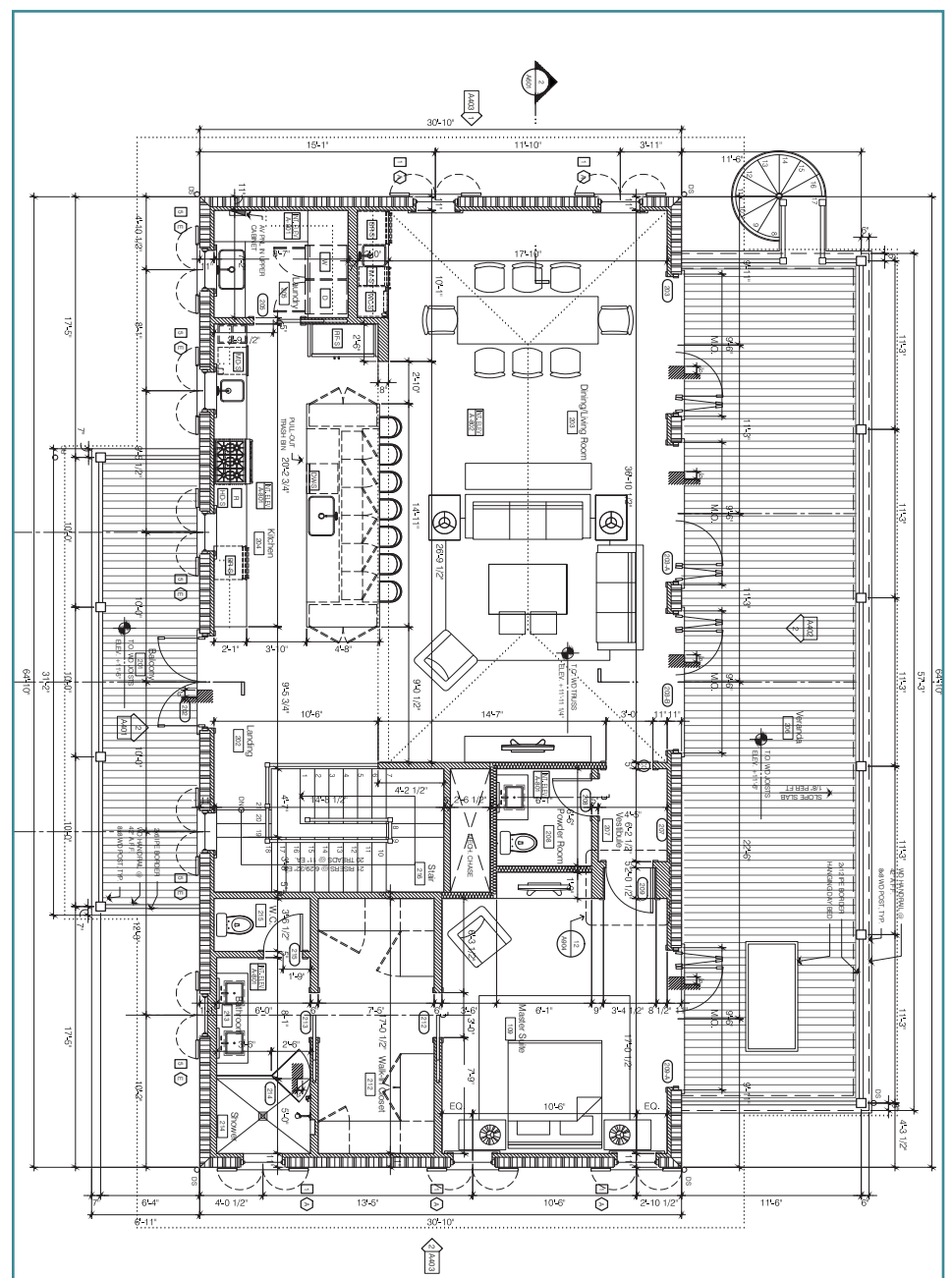
The longview floor plan, not only guarantees unobstructed, spectacular views of our mangrove nature preserve and the Sea of Abaco but also of your boats and other water toys. Proximity to your boat allows for spontaneous water adventures of all kinds. Expansive verandas allow for the perfect mix of indoor and outdoor living. Three guest suites with en-suites bathrooms are located on the first floor along with a media room that can easily be turned into an additional bedroom. The second floor introduces an open kitchen and living room along with a secluded master bedroom, showing off the incredible Sea of Abaco views. This home also has a one bedroom guest house located in the front for extra guest privacy.

Land Area	17,155 sf .39 acres
Bedroom/Bathroom	5/6.5
A/C SF:	5,500 sf
Dock	100'
Depth of Lot	172'



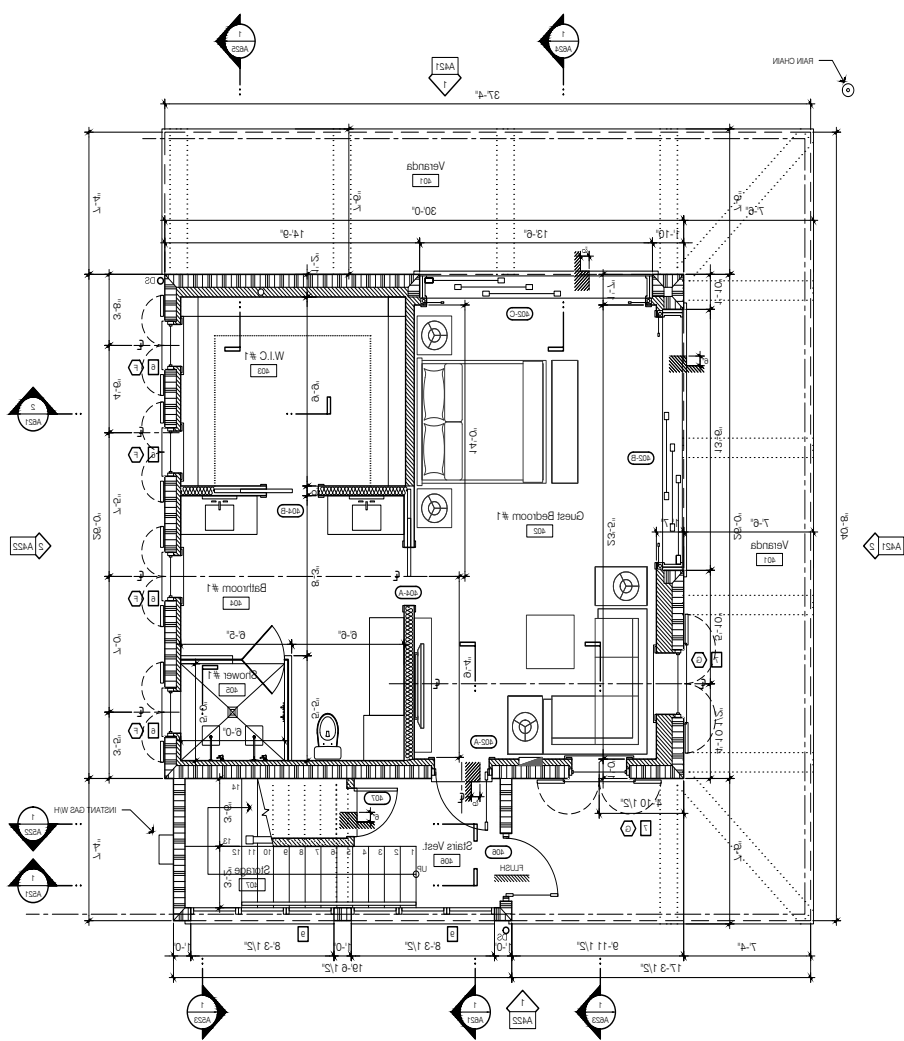
Architectural floor plan of a four-bedroom house. The plan shows a symmetrical layout with a central hallway. On the left side, from top to bottom, are Bedroom 1 (14'3 1/2' x 11'7'), a living area (21'0' x 21'), and Bedroom 4 (14'6 1/2' x 11'). On the right side, from top to bottom, are Bedroom 2 (14'3 1/2' x 11'7'), a living area (21'0' x 21'), and Bedroom 3 (14'6 1/2' x 11'). The central hallway (10'0' x 11') contains a staircase labeled 'Sting Right Gallery'. The front of the house features a large entry (10'0' x 11') and a kitchen (10'0' x 11') with a breakfast room (10'0' x 11'). The back of the house includes a dining room (10'0' x 11') and a kitchen (10'0' x 11'). The plan also shows a garage (10'0' x 11') and a pool area (10'0' x 11'). Dimensions are provided for all rooms and overall exterior measurements. A north arrow is located in the top right corner.

Main House First Floor

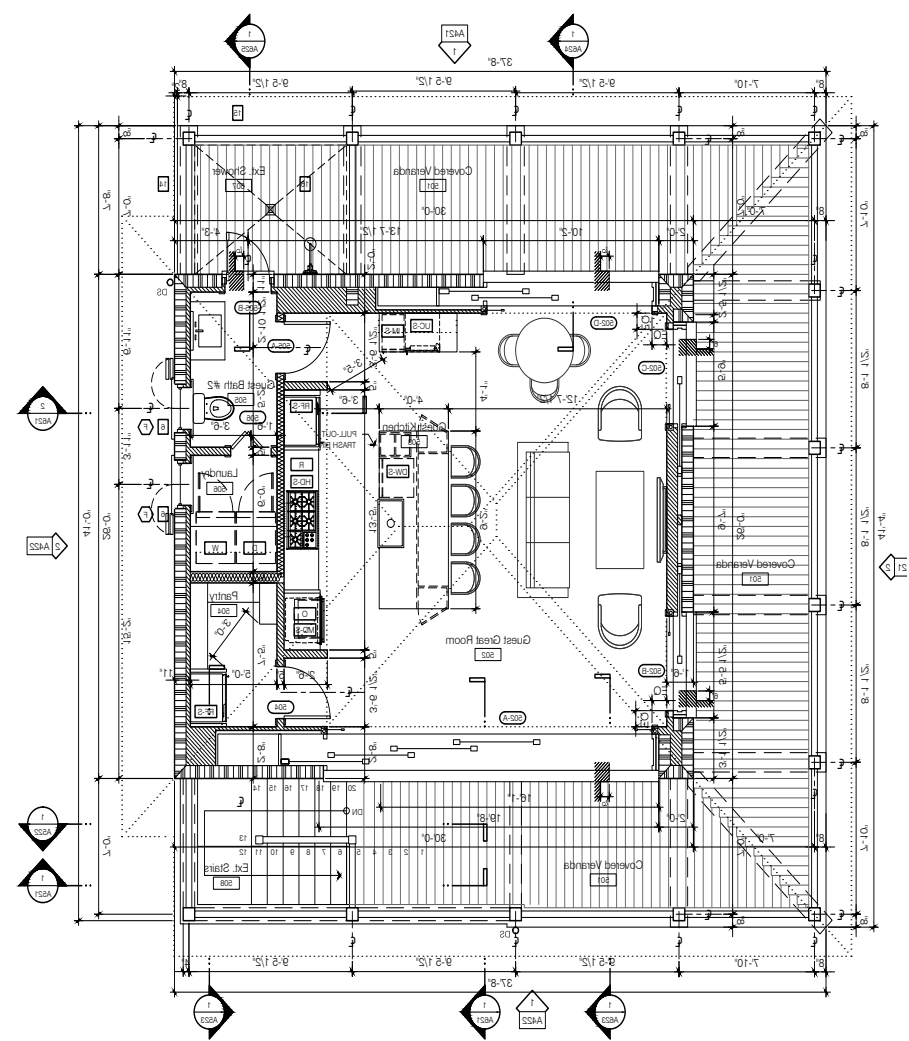


Main House Second Floor

“Loonie Bin” Floor Plan



Guest House First Floor



Guest House Second Floor





Cost Breakdown

"Loonie Bin" Diamond Point #14	\$14,500,000
VAT on Sales Price (5%)	\$725,000
Attorney Fee (0.5% of Purchase Price)	\$72,500
VAT on Attorney Fee (10%)	\$7,250
Club Membership Initiation	\$250,000
Total Initial Costs	\$15,554,750

2025 Club Dues (prorated)	\$93,000
2025 Homeowners' Association Dues (prorated)	\$42,000
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.

Email: info@bakersbayclub.com | bakersbayclub.com