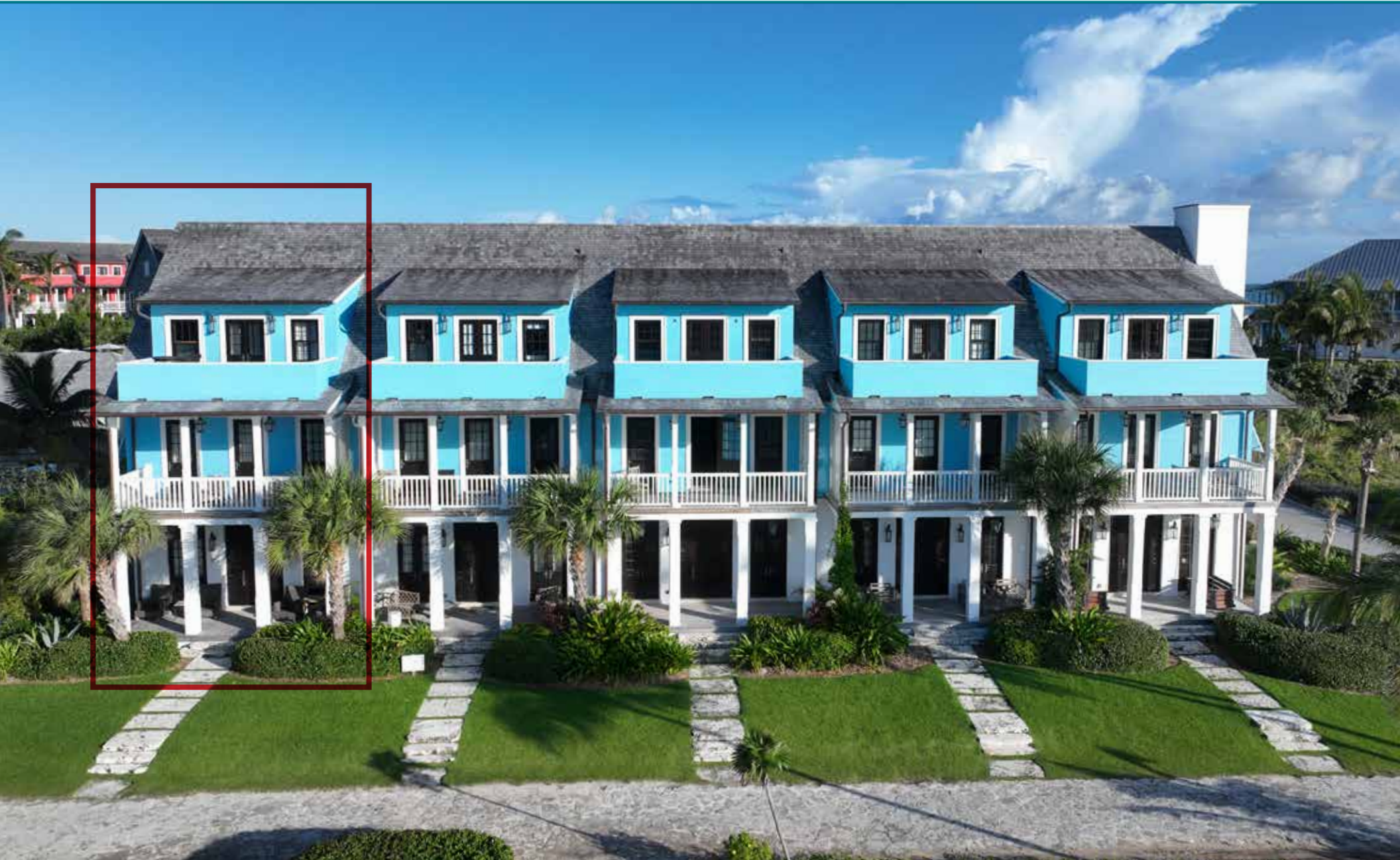


# Madgical Townhome



**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



**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 Pavillion
- Fruit Orchard
- Pickleball
- Tennis Courts
- New Toddler Play Area
- Putt Putt Mini Golf

WHALE'S TAIL  
ESTATE LOTS



SIPSIP

Plant Nursery  
& Orchard

ATLANTIC CLUB

ATLANTIC CLUB COTTAGES

ATLANTIC COAST HOMES

BAKER'S BAY



**Madgical Townhome**

BAKER'S BAY MARINA VILLAGE

- 109 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

SUNSET PIER FLATS

MARINA VILLAGE POOL

SUNRISE BEACH COTTAGES

SUNRISE BEACH FLATS

SEA PRESERVATION STUDY

JOES CREEK

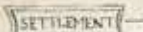
SAND FLATS

DIAMOND POINT



SEA PORT

- Sea Plane Ramp
- Fueling Pier
- Customs & Immigration
- Dockside Bar and Grill
- Fitness Center
- Muscle Beach
- Pool



*via Bonnaventure  
innoisobellegradie*





**Madgical Townhome** is a 4-bedroom, 4.5 bath, 3,100 SF, 3-story townhouse that comes fully furnished. Located within the vibrant Marina Village, this beautiful home offers wonderful views over Baker's Bay Marina and the Sea of Abaco. The townhouse is ideally located just steps from the Market restaurant, fitness center, Conch Shack bar & grill, and marina docks; and just a short golf cart ride from Tom Fazio golf and the Beach Club.

<b>Size</b>	3,100 SF
<b>Bedrooms</b>	4
<b>Bathrooms</b>	4.5
<b>Views</b>	Marina, Mangrove Preserve



## Cost Breakdown

Madgical Townhome	\$5,250,000
VAT on Sales Price (5%)	\$262,500
Attorney Fee (0.5% of Purchase Price)	\$26,250
VAT on Attorney Fee (10%)	\$2,625
Club Membership Deposit (80% equity)	\$250,000
<hr/>	
Total Initial Costs	\$5,791,650
2023 Condo Association Dues (prorated)	\$50,000
2023 Club Dues (prorated)	\$76,500
2023 Homeowners' Association Dues (prorated)	\$36,500
<hr/>	
2023 Total Annual Costs	\$163,000





# Madgical Townhome







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)