

Marina Front Townhome #4





Baker's Bay
GOLF & OCEAN CLUB

GUMELMI 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
Banker's Bar

ATLANTIC CLUB COTTAGES

Marina Front Townhome #4

BEACH CLUB

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

BEACH
CLUB COTTAGES

BAKER'S BAY
ESTATE LOTS

GOLF
COURSE

- Practice Range
- Short Game Area
- Pro Shop

Sea of Abaco

Notes

SHELL
ISLAND

SUNSET PARK

- Ball Fields
- Batting Cage
- Sports Court
- Outdoor Parents 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

SHADDAH

MANGROVE
PRESERVE

PHASE 2
ATLANTIC
COAST HOMES

ATLANTIC
COAST HOMES

BAKER'S BAY MARINA VILLAGE

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

MARINA
VILLAGE
POOL

SUNRISE BEACH
COTTAGES

EAST
VILLAGE

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

SUNRISE BEACH
FLATS

FCP
PRESERVATION
+ STUDY

JOES CREEK

SAND FLATS

SEA PORT

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

DIAMOND
POINT

Marsh
Harbour

SETTLEMENT



Baker's Bay
GOLF & OCEAN CLUB

GREAT GUANA CAY
ABACO, THE BAHAMAS
TEL (974) 236-9361

WWW.BAKERSBAYCLUB.COM

*via Bonnaventure
nouvo bellegrade*

Marina Front Townhome #4 is a 4-bedroom, 4.5 bath, 3,100 SF, 3-story townhouse that comes fully furnished. Located within the bustling Marina Village, this beautiful home offers wonderful views over the Marina as well as the Marina Islands. The townhouse is ideally situated for easy access to the Marina Village amenities, which include a gym, pool, The Market, Boutique, Conch Shack and Welcome Dock.

Size 3,200 SF

Bedrooms 4

Bathrooms 4.5

Views Marina, Maina Islands





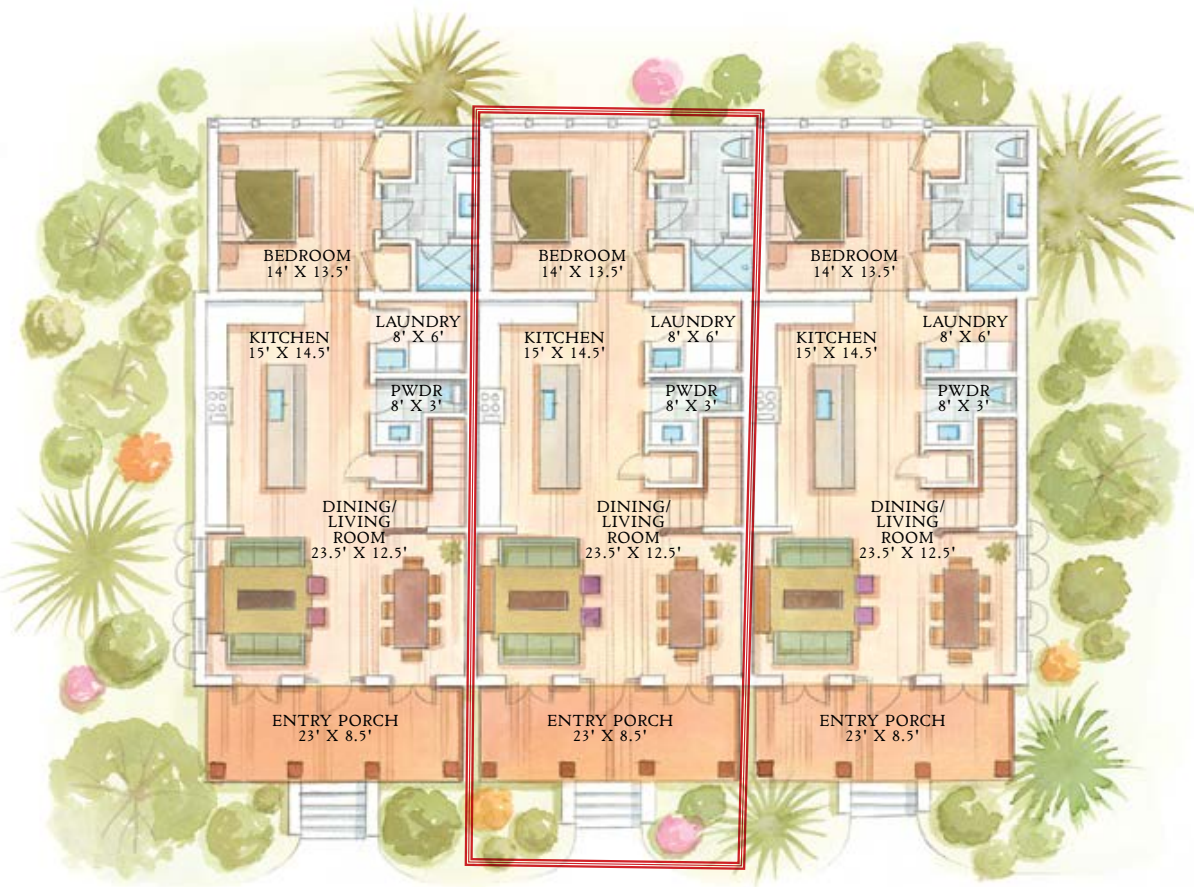
TOWNHOUSE

FEATURES

- Verandas on Both Levels
- Attic Story Master Suite with Walk-in Closet, Generous Bathroom and Rooftop Terrace
- Three Guest Bedrooms with En-Suite Bathrooms
- Open Floor Plan with Great Room
- Chef's Kitchen with Island Seating
- Laundry Room
- High-Impact Mahogany Doors and Windows

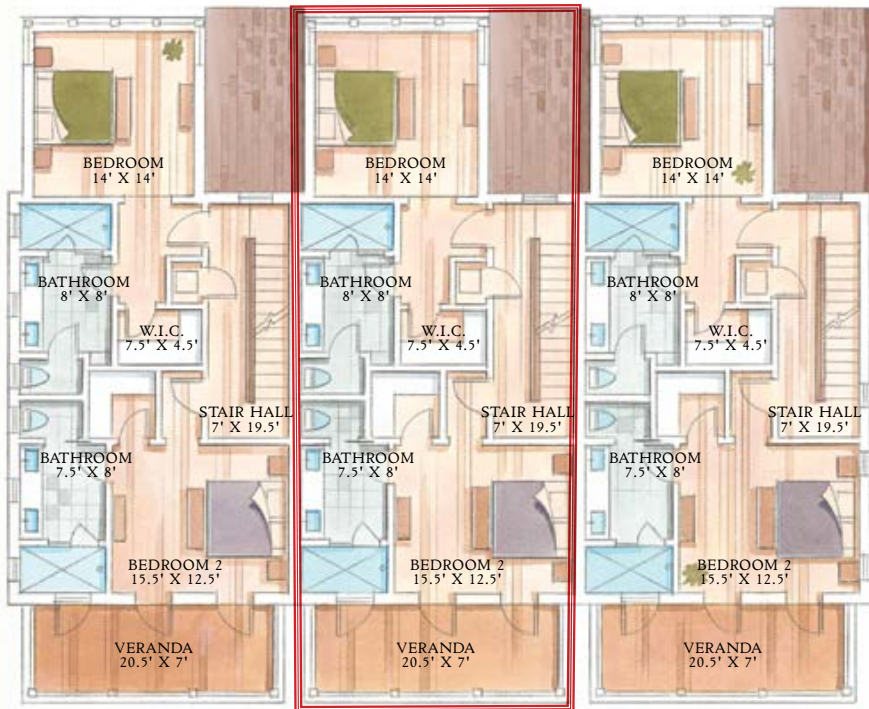


AREA	SQ. FT.
Air Conditioned	3,061
Porches / Verandas	740
Total	3,801

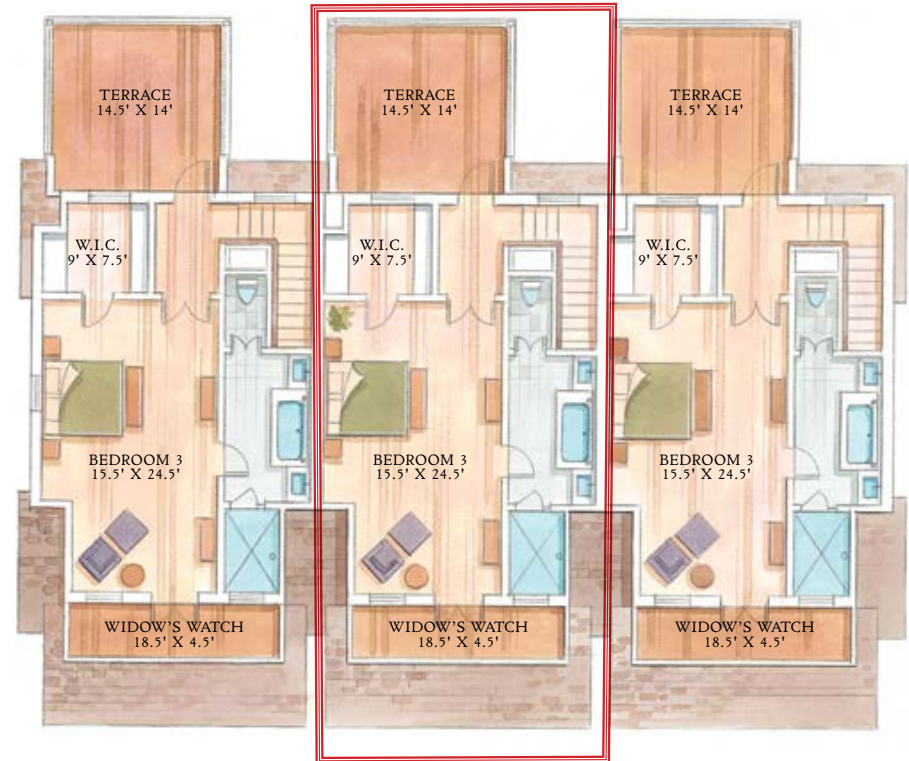


FIRST FLOOR

TOWNHOUSE



SECOND FLOOR

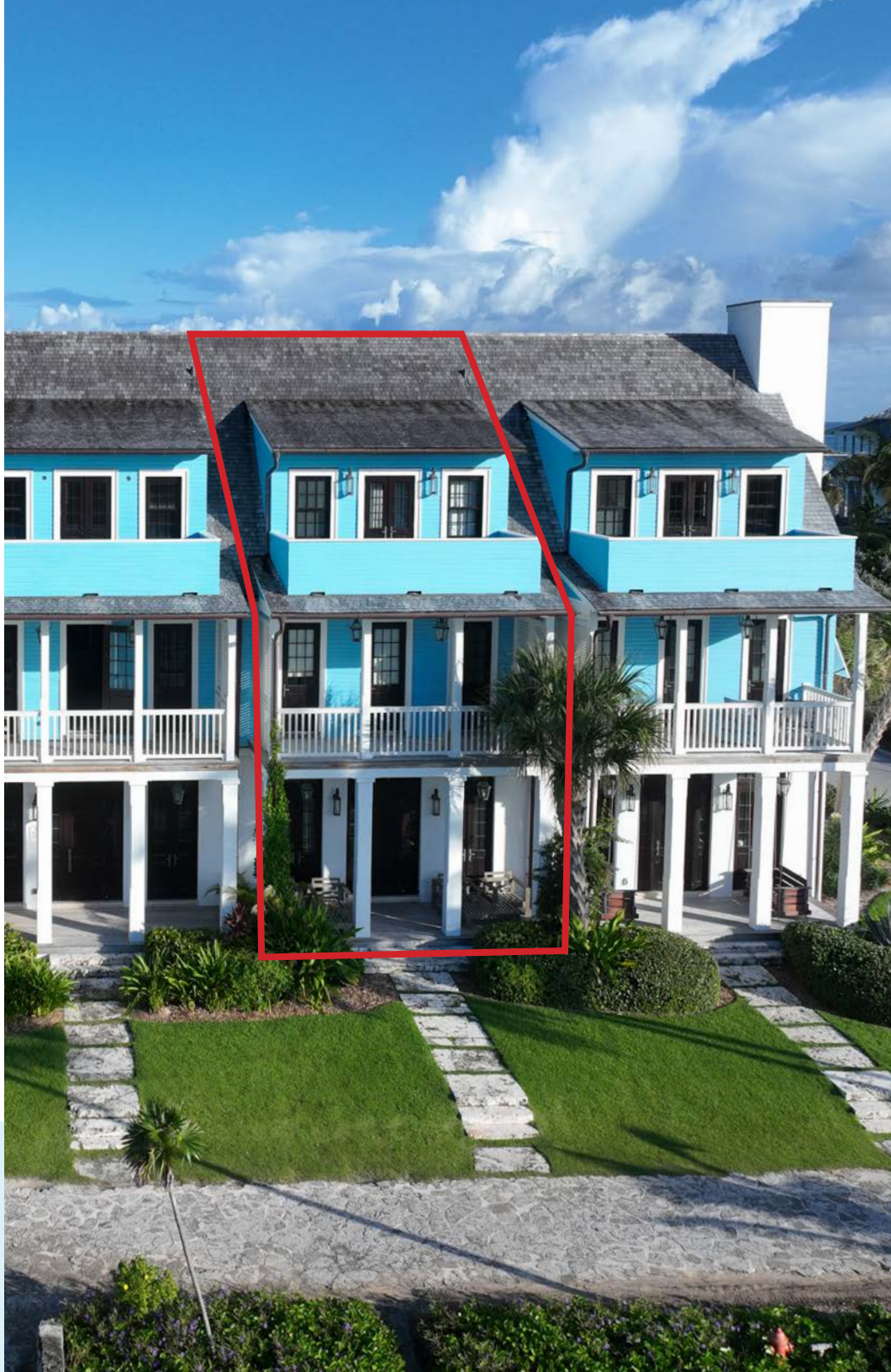


THIRD FLOOR

Cost Breakdown

Marina Front Townhome #4	\$5,500,000
VAT on Sales Price (5%)	\$275,000
Attorney Fee (0.5% of Purchase Price)	\$27,500
VAT on Attorney Fee (10%)	\$2,750
Club Membership Deposit (80% equity)	\$250,000
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Total Initial Costs	\$6,055,250
2025 Condo Association Dues (prorated)	\$197,000
2025 Club Dues (prorated)	\$93,000
2025 Homeowners' Association Dues (prorated)	\$42,000
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2025 Total Annual Costs	\$332,000*

*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