



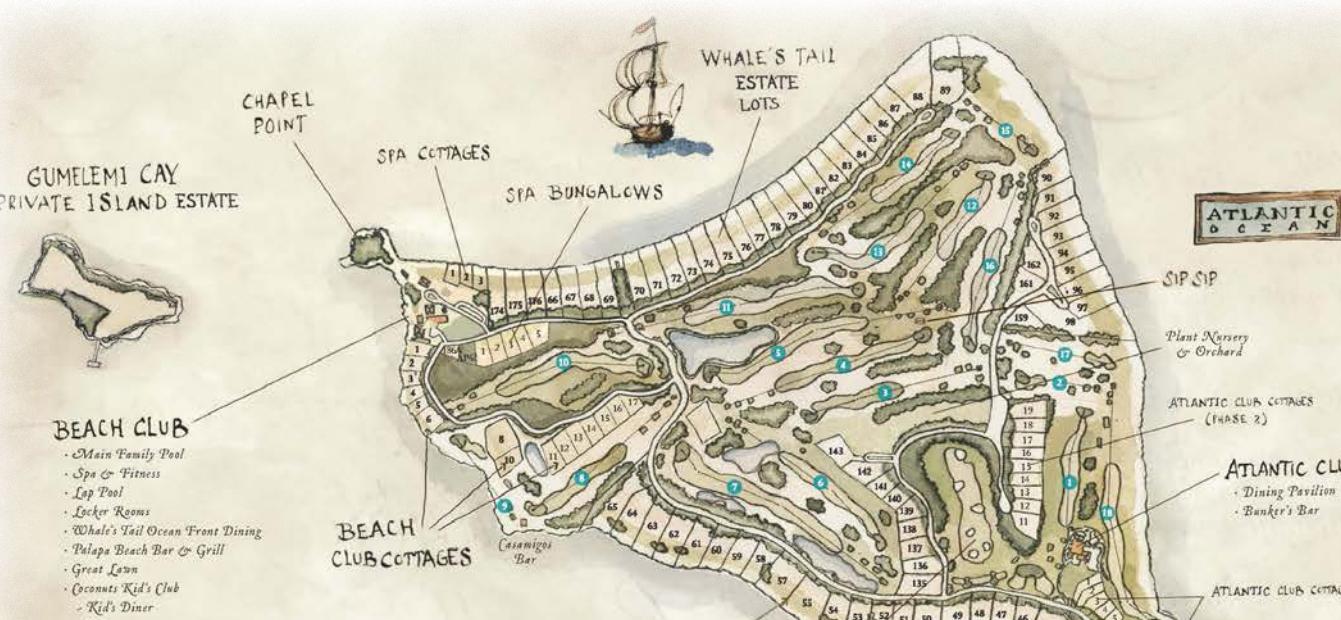
Baker's Bay
GOLF & OCEAN CLUB

Marina Front Townhome #4





Baker's Bay
GOLF & OCEAN CLUB



Notes

Sea of Abaco

SHELL ISLAND



Baker's Bay
GOLF & OCEAN CLUB

Great Guana Cay
ABACO, THE BAHAMAS
TEL (934) 256-9561

WWW.BAKERSBAYCLUB.COM

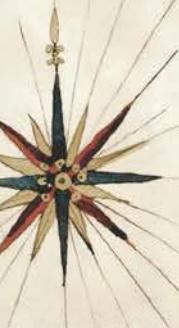
51

ice Bonnacutre
unouvellegarde

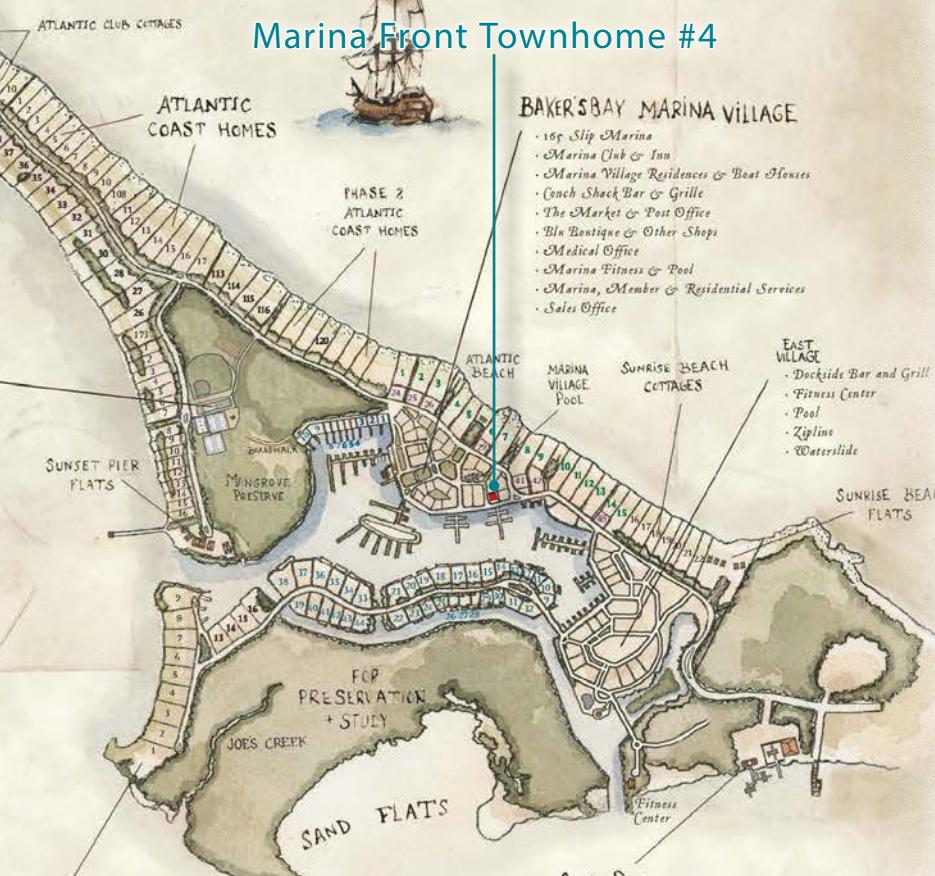
SUNSET PARK

- Ball Fields
- Batting Cage
- Sport Court
- Outdoor Pursuits
- Docks
- Bocce Ball & Horse Shoe
- Ropes Course
- Jelly Beans
- Pirate's Playground
- Hydroponic Garden
- Chief Outdoor Kitchen Pavilion
- Fruit Orchard
- Pickle Ball
- Tennis Courts
- Trampolines
- Climbing Wall
- New Toddler Play Area
- Putt Putt Mini Golf

BAKER'S BAY



DIAMOND POINT



Marina Front Townhome #4

SETTLEMENT

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.

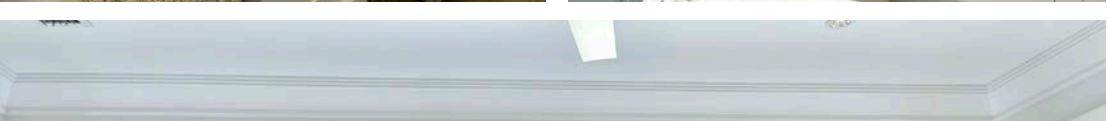
Size 3,200 SF

Bedrooms 4

Bathrooms 4.5

Views Marina, Maina Islands





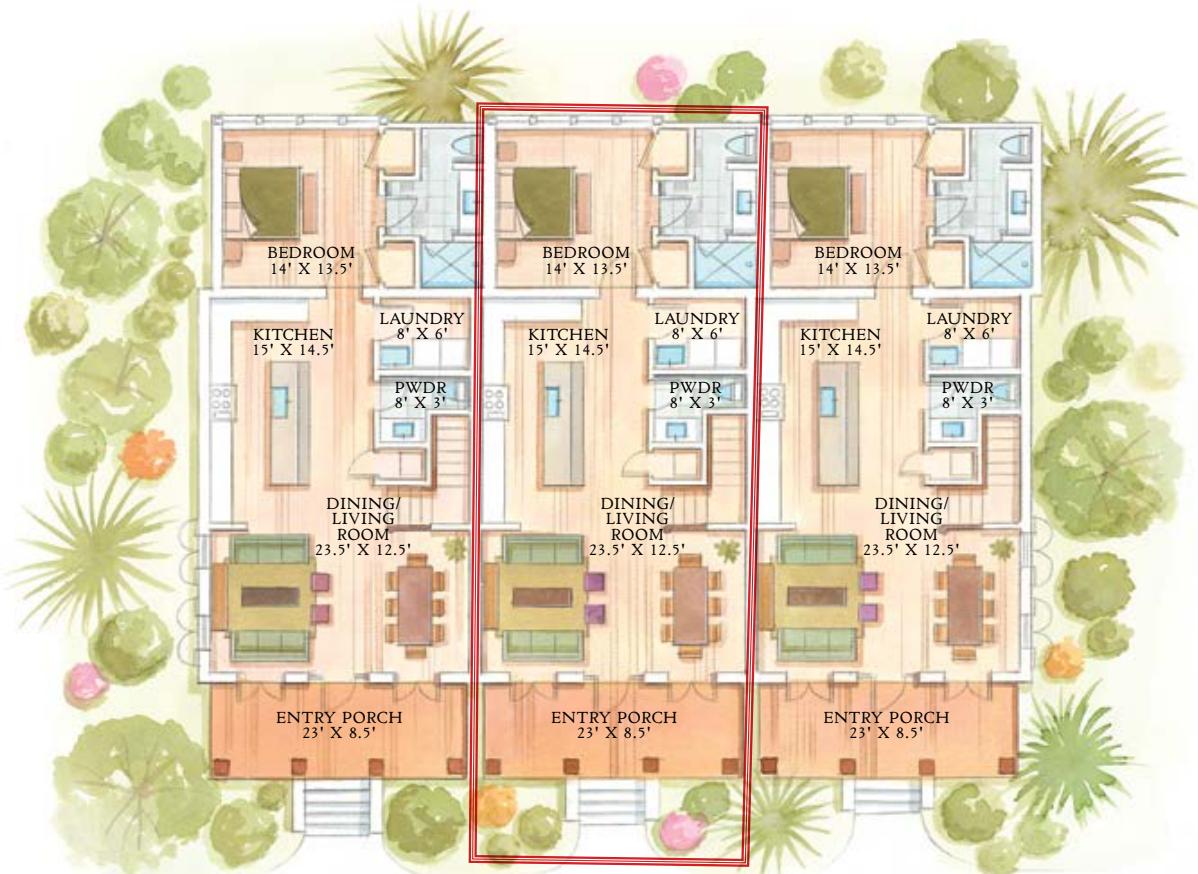
TOWNHOUSE

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

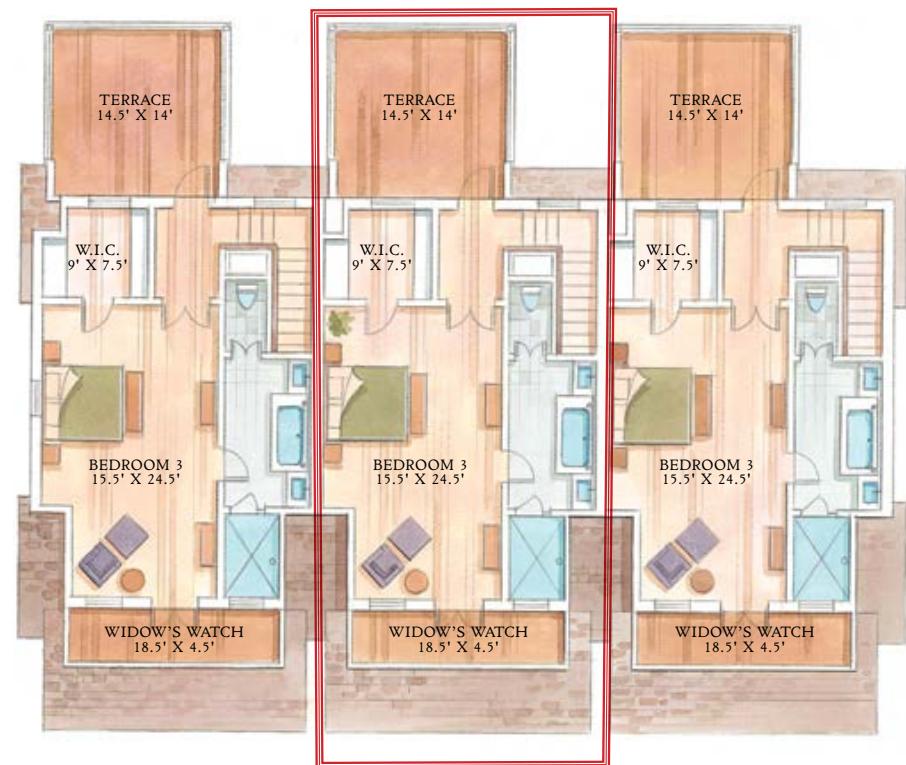
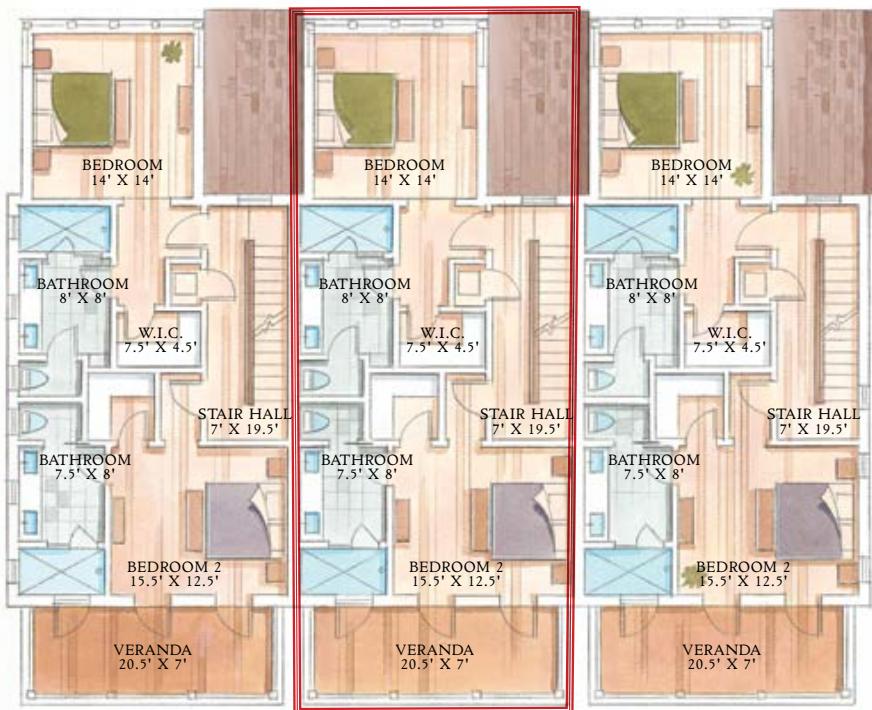


AREA	SQ. FT.
Air Conditioned	3,061
Porches / Verandas	740
Total	3,801



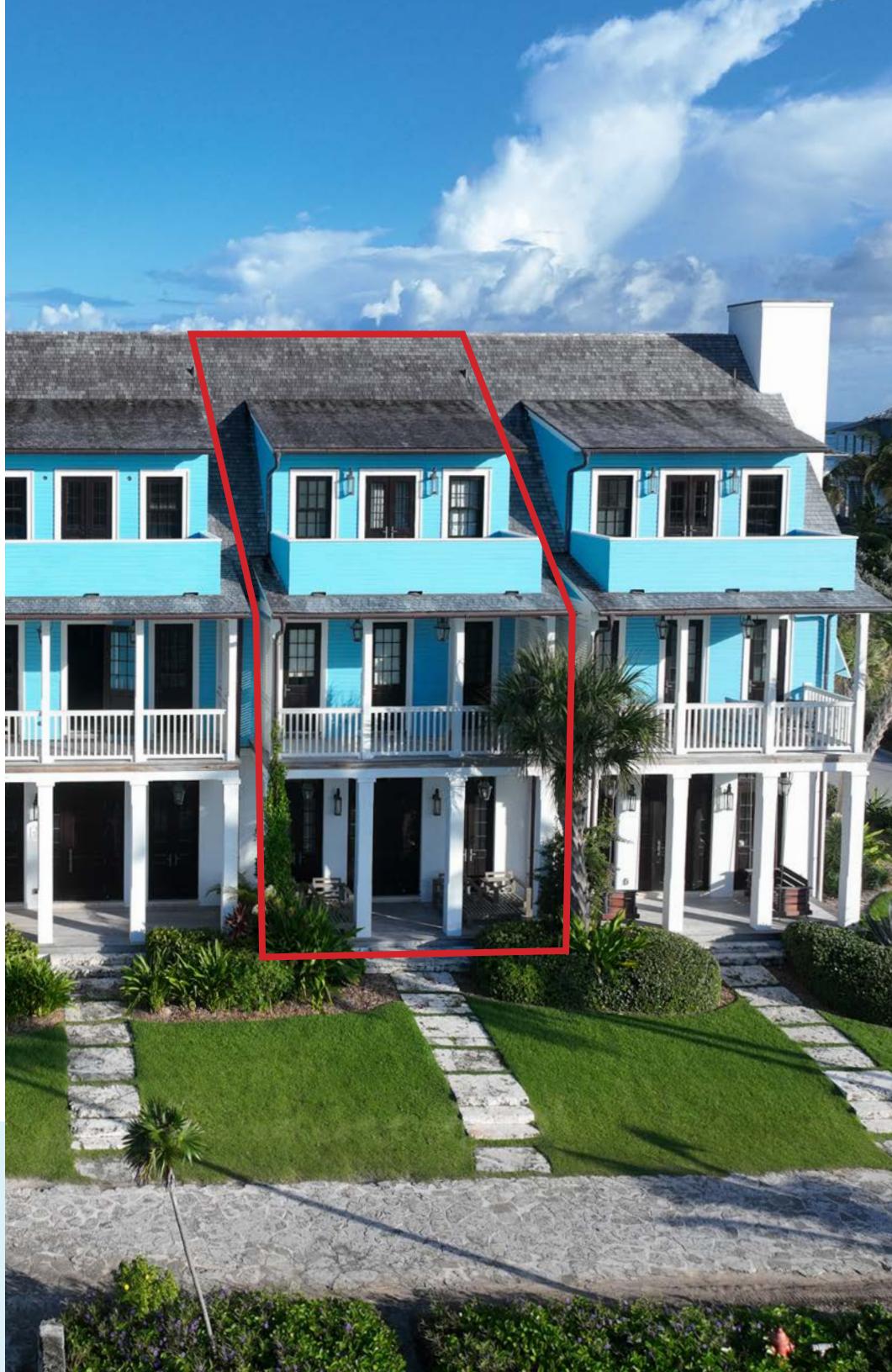
FIRST FLOOR

TOWNHOUSE



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
<hr/>	
Total Initial Costs	\$6,055,250
Proposed 2026 Club Dues (prorated)	\$95,400
Proposed 2026 Condo Association Dues	\$68,000
Proposed 2026 HOA Dues (prorated)	\$43,260
<hr/>	
Proposed 2026 Total Annual Costs	\$206,660*



*ANNUAL DUES SUBJECT TO 10% VAT



Baker's Bay
GOLF & OCEAN CLUB



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