Marina Front Townhome #4

Baker's Bay
GOLF & OCEAN CLUB

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Marina Front Townhome #4
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
BEACH CLUB
· Main Family Pool
· Spa & Fitness
· Lap Pool
· Locker Rooms
· Whale's Tail Ocean Front Dining
· Palapa Beach Bar & Grill
· Great Lawn
· Coconuts Kid's Club
- Kid's Diner
- Theater
- Game Room
- Marine Science Classroom
BEACH CLUB COTTAGES
Casamigos Bar
BAKER'S BAY ESTATE LOTS
GOLF COURSE
· Practice Range
· Short Game Area
· Pro Shop
Sea of Abaco
BAKER'S BAY
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
SUNSET PARK
· Ball Fields
· Batting Cage
· Sport Court
· Outdoor Pursuits Docks
· Bocce Ball & Horse Shoes
· Ropes Course
· Jelly Beans
· Pirate's Playground
· Hydroponic Garden
· Chefs Outdoor Kitchen Pavillion
· Fruit Orchard
· Pickle Ball
· Tennis Courts
· Trampolines
· Climbing Wall
· New Toddler Play Area
· Putt Putt Mini Golf
ATLANTIC BEACH
MARINA VILLAGE POOL
SUNRISE BEACH COTTAGES
EAST VILLAGE
· Dockside Bar and Grill
· Fitness Center
· Pool
· Ziplines
· Waterslide
SUNRISE BEACH FLATS
SUNSET PIER FLATS
BOARDWALK
MANGROVE PRESERVE
FCP PRESERVATION + STUDY
JOES CREEK
SAND FLATS
Fitness Center
SEA PORT
· Sea Plane Docks & Ramp
· Fueling Pier
· Customs & Immigration
DIAMOND POINT
Marsh Harbour
SHELL ISLAND
SETTLEMENT
Notes
Baker's Bay
GOLF & OCEAN CLUB
GREAT GUANA CAY
ABACO, THE BAHAMAS
TEL (954) 256-9561
WWW.BAKERSBAYCLUB.COM

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

THIS IS MY
HAPPY
PLACE

18

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

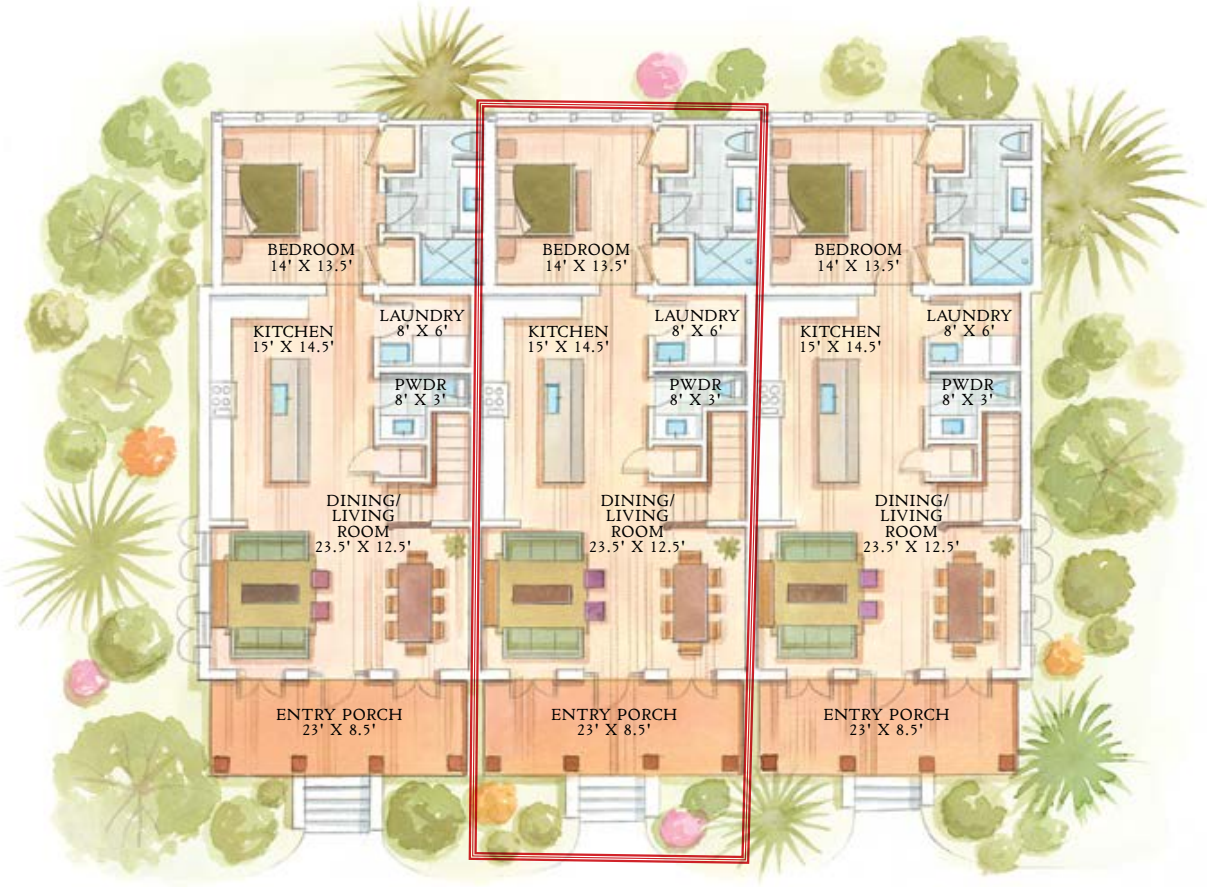
Open Floor Plan with Great Room

Chef's Kitchen with Island Seating

Laundry Room

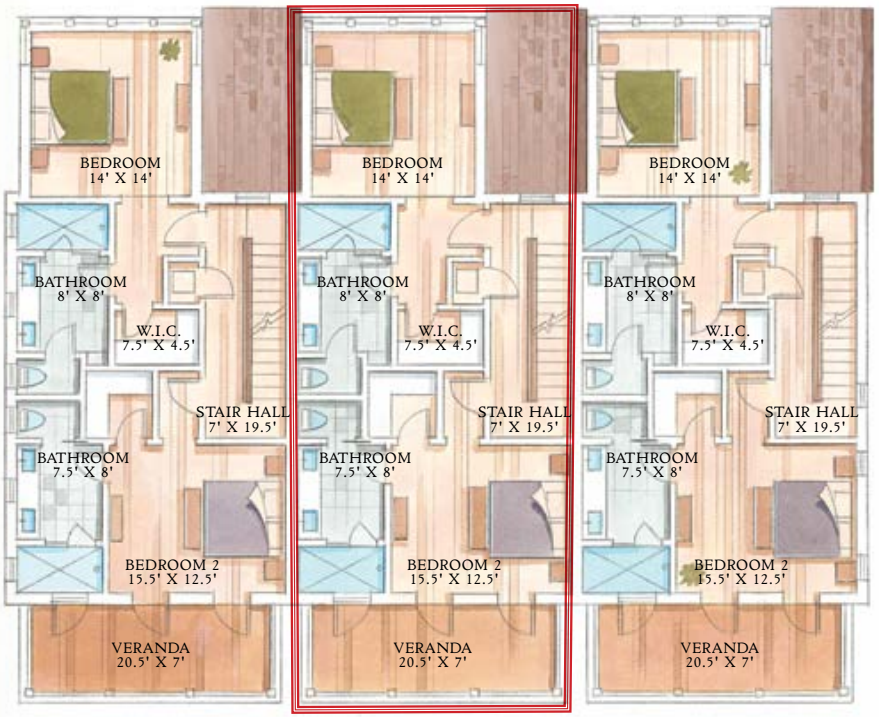
High-Impact Mahogany Doors and Windows

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

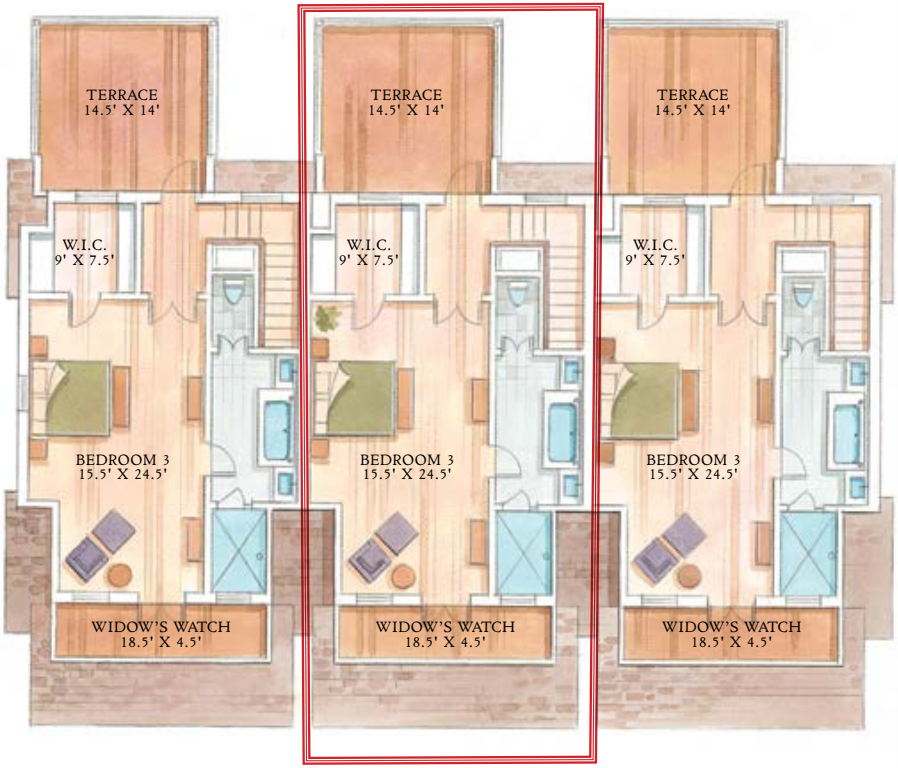


First Floor

Townhouse



Second Floor



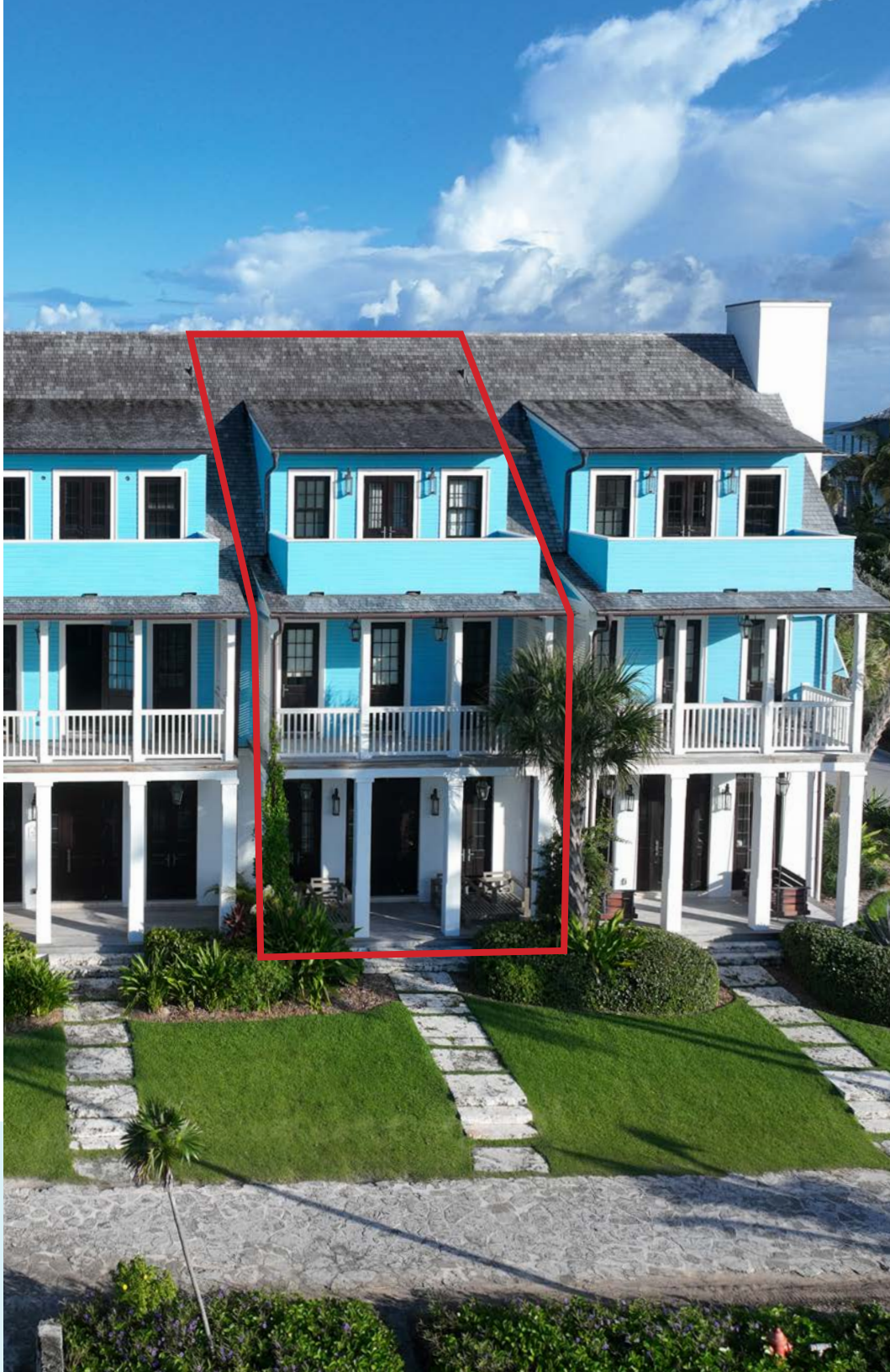
Third Floor

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 (70% equity)	$750,000
Total Initial Costs	$6,555,250

Proposed 2026 Club Dues (prorated)	$95,400
Proposed 2026 Condo Association Dues	$68,000
Proposed 2026 HOA Dues (prorated)	$43,260
Proposed 2026 Total Annual Costs	$206,660*

*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