

Marina Island Homesite 12 | B2-89





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

CHAPEL
POINT



WHALE'S TAIL
ESTATE LOTS

ATLANTIC
OCEAN

SIP SIP

Plant Nursery
& Orchard

BEACH
CLUB COTTAGES

Casamigos
Bar

ATLANTIC CLUB

ATLANTIC CLUB COTTAGES

BAKER'S BAY
ESTATE LOTS

GOLF COURSE

- Practice Range
- Short Game Area
- Pro Shop

Sea of Abaco

BAKER'S BAY

ATLANTIC COAST HOMES



BAKER'S BAY MARINA VILLAGE

- 105 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

MARINA VILLAGE POOL

SUNRISE BEACH
COTTAGES

SUNRISE BEACH
FLATS

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

SUNSET PIER FLATS

BOARDWALK

MANGROVE PRESERVE

Marina Island Homesite 12

FER PRESERVATION STUDY

SAND FLATS

DIAMOND POINT

Marsh Harbour

SEA PORT

- Sea Plane Ramp
- Fueling Pier
- Customs & Immigration

EAST VILLAGE
• Dockside Bar and Grill
• Fitness Center
• Muscle Beach
• Pool

SETTLEMENT

via Bonnaventure
innousobellegradre



Located within the Marina Island neighborhood, Lot 12 is the perfect homesite for an avid boater. With 86' of harbor frontage and a 50' dock, owners can access their boat or other water toys without having to leave their property. Seperate from, but directly across from the Marina Village, this homesite offers close proximity to the energy of the Baker's Bay community, while providing privacy for those seeking peace and quiet.

Land Area	7,575 sf .17 acres
Harbor Frontage	86'
Depth of Lot	86.5'
Views	Marina / Mangrove Preserve



Marina Island Homesite 17



Cost Breakdown

Marina Island Homesite 12	\$2,900,000
VAT on Sales Price (5%)	\$145,000
Attorney Fee (0.5% of Purchase Price)	\$14,500
VAT on Attorney Fee (10%)	\$1,450
Club Membership Initiation	\$250,000
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Total Initial Costs	\$3,310,950
2024 Club Dues (prorated)	\$84,185
2024 Homeowners' Association Dues (prorated)	\$40,200
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2024 Total Annual Costs	\$124,385





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