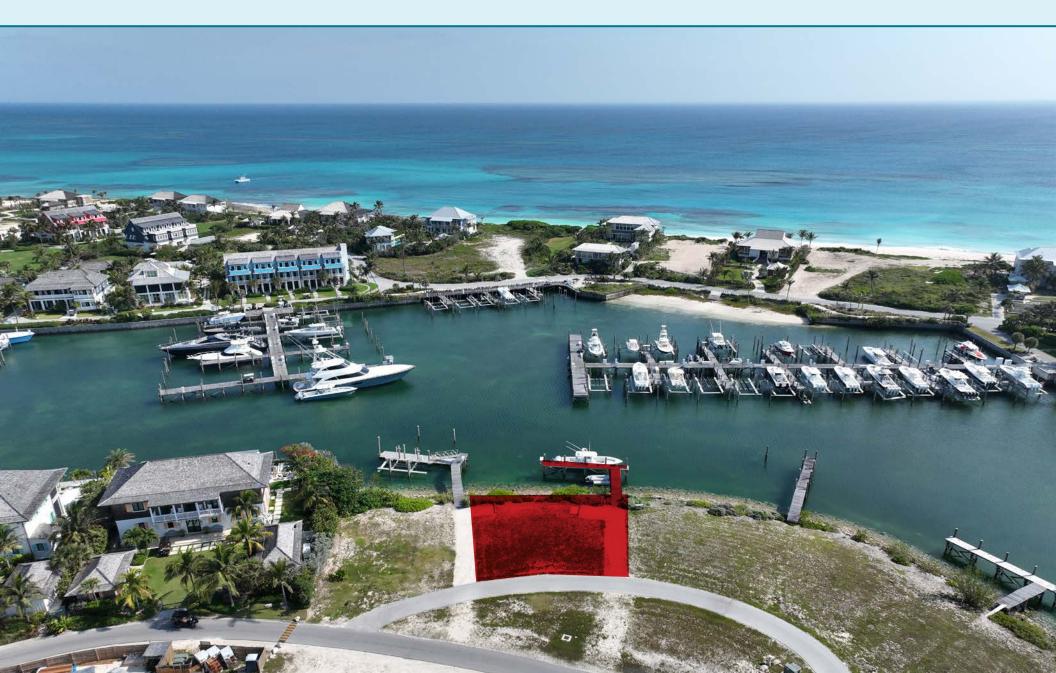
# Baker's Bay

### Marina Island Homesite 12 | B2-89





#### 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



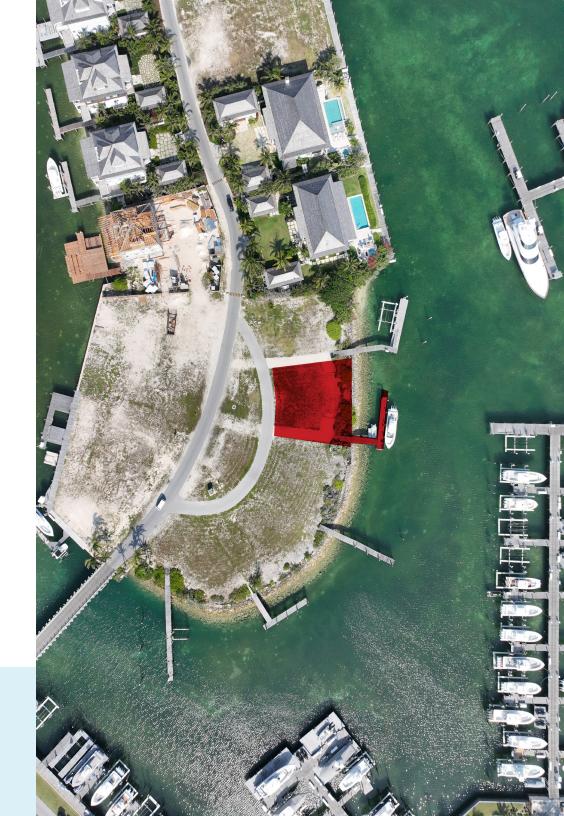
## Manina Island Homesite 17

Anterior of the state of the second of the

CAR.

#### 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
Total Initial Costs	\$3,310,950
2024 Club Dues (prorated)	\$84,185
2024 Homeowners' Association Dues (prorated)	\$40,200
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