



**Baker's Bay**  
GOLF & OCEAN CLUB

# 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

**BEACH CLUB COTTAGES**

WHALE'S TAIL  
ESTATE LOTS

ATLANTIC  
OCEAN

SIP SIP

Plant Nursery  
& Orchard

ATLANTIC CLUB

ATLANTIC CLUB COTTAGES

ATLANTIC COAST HOMES

BAKER'S BAY  
ESTATE LOTS

**GOLF COURSE**

- Practice Range
- Short Game Area
- Pro Shop

Sea of Abaco

BAKER'S BAY



**BAKER'S BAY MARINA VILLAGE**

- 109 Slip Marina
- Will's Island
- Marina Club & Inn
- Marina Village Residences & Boat Houses
- Conch Shack Bar & Grill
- The Market
- Blu Boutique
- Medical Office
- Marina Fitness & Pool
- Marina, Member & Residential Services
- Sales Office

ATLANTIC FLATS

ATLANTIC BEACH

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

MANGROVE PRESERVE

Marina Island Homesite 12

SHELL ISLAND

FOR PRESERVATION STUDY

JOES CREEK

SAND FLATS

**SEA PORT**

- Sea Plane Ramp
- Fueling Pier
- Customs & Immigration

EAST VILLAGE

- Dockside Bar and Grill
- Fitness Center
- Muscle Beach
- Pool

DIAMOND POINT

Marsh Harbour

SETTLEMENT

*via Bonnaventure  
innouso bellegrade*

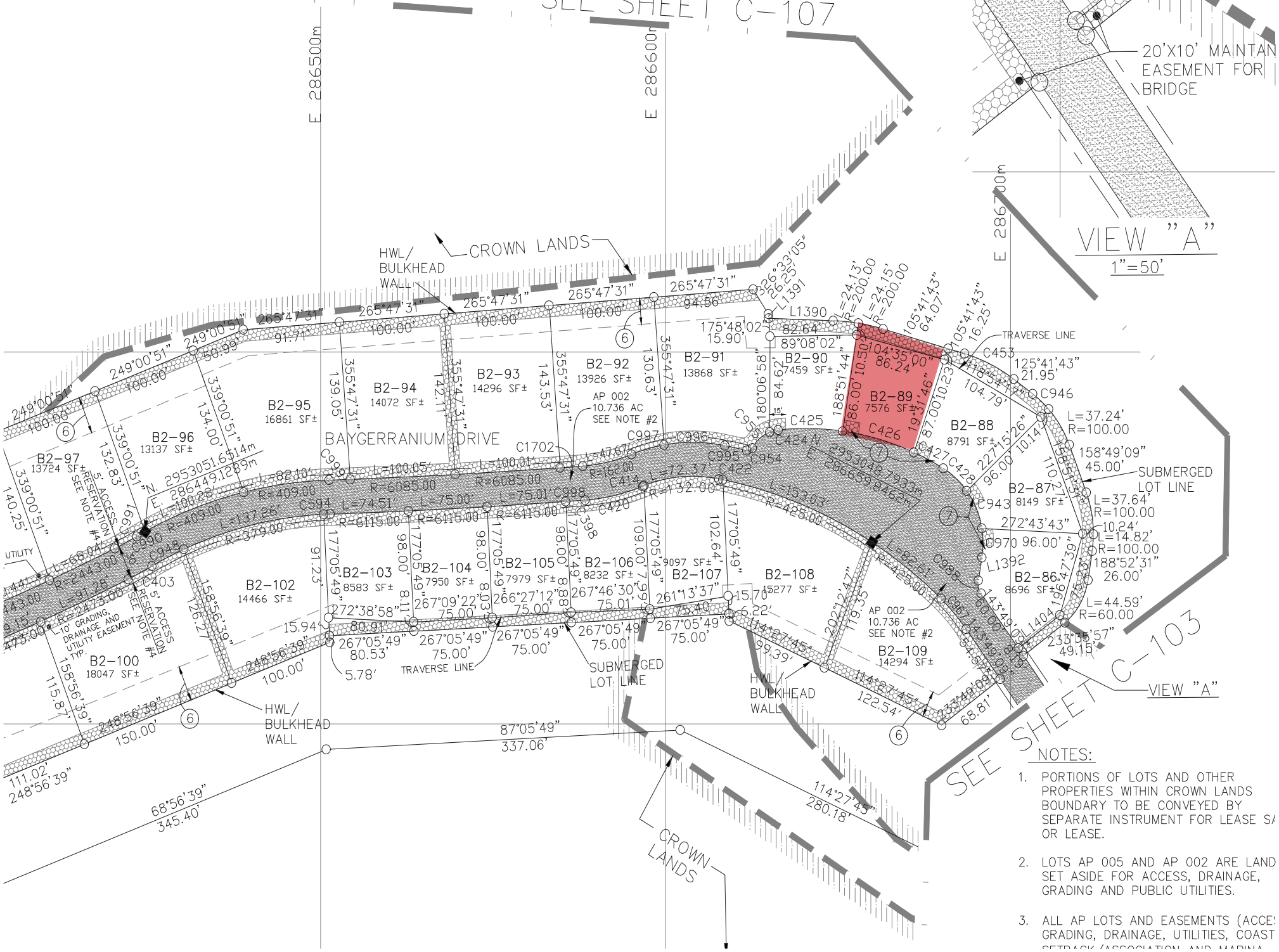
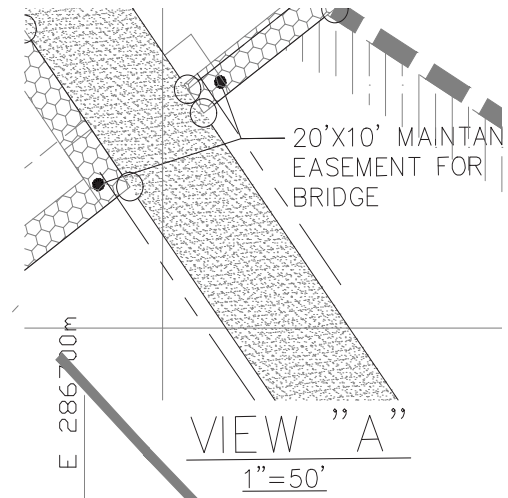


Located within the Marina Island neighborhood, Lot 12 is the perfect homesite for an avid boater. With 86' of harbor frontage and a 50' dock, owners can access their boat or other water toys without having to leave their property. Separate from, but directly across from the Marina Village, this homesite 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



SEE SHEET C-107



- NOTES:
1. PORTIONS OF LOTS AND OTHER PROPERTIES WITHIN CROWN LANDS BOUNDARY TO BE CONVEYED BY SEPARATE INSTRUMENT FOR LEASE S/ OR LEASE.
  2. LOTS AP 005 AND AP 002 ARE LAND SET ASIDE FOR ACCESS, DRAINAGE, GRADING AND PUBLIC UTILITIES.
  3. ALL AP LOTS AND EASEMENTS (ACCE: GRADING, DRAINAGE, UTILITIES, COAST SETBACK, ASSOCIATION AND MARINA

## 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
2025 Club Dues (prorated)	\$93,000
2025 Homeowners' Association Dues (prorated)	\$42,000
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2025 Total Annual Costs	\$135,000*

\*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](mailto:info@bakersbayclub.com) | [bakersbayclub.com](http://bakersbayclub.com)