



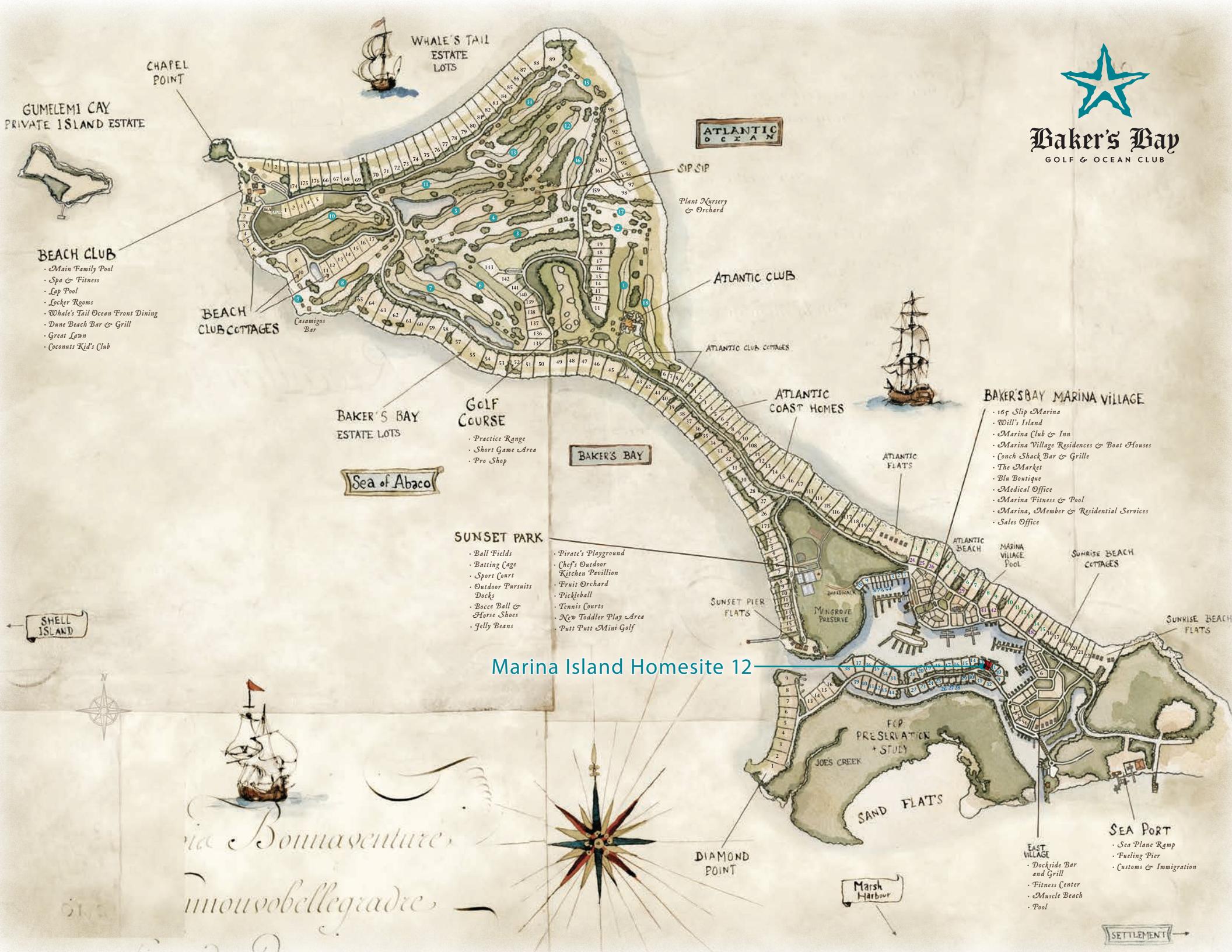
Baker's Bay
GOLF & OCEAN CLUB

Marina Island Homesite 12 | B2-89





Baker's Bay
GOLF & OCEAN CLUB



Marina Island Homesite 12

GUMELEM CI
PRIVATE ISLAND ESTATE

CHAPL
POINT

WHALE'S TAIL
ESTATE
LOTS



GUMELEM CI

PRIVATE ISLAND ESTATE

BEACH CLUB

- Main Family Pool
- Spa & Fitness
- Lap Pool
- Locker Rooms
- Whale's Tail Ocean Front Dining
- Dane Beach Bar & Grill
- Great Lawn
- Coconuts Kid's Club

BEACH
CLUB COTTAGES

BAKER'S BAY
ESTATE LOTS

Sea of Abaco

GOLF
COURSE

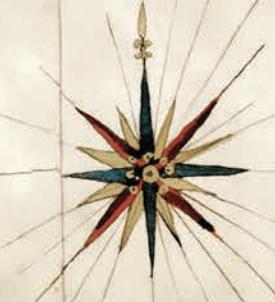
- Practice Range
- Short Game Area
- Pro Shop

BAKER'S BAY

SHELL
ISLAND



Die Bonnventure
mouvo bellegarde



DIAMOND
POINT

ATLANTIC
OCEAN

SIP SIP

Plant Nursery
& Orchard

ATLANTIC CLUB



SUNSET PARK

- Ball Fields
- Batting Cage
- Sports Court
- Outdoor Pursuits
- Docks
- Bocce Ball & Horse Shoes
- Jelly Beans
- Pirate's Playground
- Chef's Outdoor Kitchen Pavilion
- Sports Court
- Fruit Orchard
- Pickleball
- Tennis Courts
- New Toddler Play Area
- Putt Putt Mini Golf

ATLANTIC
COAST HOMES

ATLANTIC
FLATS

SUNSET PIER
FLATS

MANGROVE
PRESERVE

BAKER'S BAY MARINA VILLAGE

- 165 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

SUNRISE BEACH
COTTAGES

ATLANTIC
BEACH
MARINA
VILLAGE
POOL

SUNRISE BEACH
FLATS

Marsh
Harbour

SAND
FLATS

FIP
PRESERVATION
& STUDY

JOE'S CREEK

EAST
VILLAGE

- Sea Plane Ramp
- Fueling Pier
- Fitness Center
- Muscle Beach
- Pool

SEA PORT

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

SETTLEMENT

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

E 286500m

E 2886600n

VIEW "A" 1"=50'

CROWN LANDS

HWL/BULKHEAD WALL

TRaverse LINE

SUBMERGED LOT LINE

SEE SHEET C-103

NOTES:

1. PORTIONS OF LOTS AND OTHER PROPERTIES WITHIN CROWN LAND BOUNDARY TO BE CONVEYED BY SEPARATE INSTRUMENT FOR LEASE.
2. LOTS AP 005 AND AP 002 ARE SET ASIDE FOR ACCESS, DRAINAGE, GRADING AND PUBLIC UTILITIES.
3. ALL AP LOTS AND EASEMENTS GRADING, DRAINAGE, UTILITIES, SETBACKS, ETC. ARE CONVEYED AS PART OF THE LOTS.

VIEW "A"

1"=50'

CROWN LANDS

HWL/BULKHEAD WALL

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SEE SHEET C-103

NOTES:

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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
Proposed 2026 Club Dues (prorated)	\$95,400
Proposed 2026 HOA Dues (prorated)	\$43,260
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Proposed 2026 Total Annual Costs	\$138,660*

*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