

# Marina Island Homesite 12 | B2-89







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

GUMELEMI CAY  
PRIVATE ISLAND ESTATE

CHAPEL  
POINT

WHALE'S TAIL  
ESTATE LOTS

ATLANTIC  
OCEAN

SIP SIP

Plant Nursery  
& Orchard

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

BAKER'S BAY  
ESTATE LOTS

Sea of Abaco

GOLF COURSE

- Practice Range
- Short Game Area
- Pro Shop

BAKER'S BAY

ATLANTIC CLUB

ATLANTIC CLUB COTTAGES

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 PIER  
FLATS

MANGROVE  
PRESERVE

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

Marina Island Homesite 12

FOR  
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



20'x10' MAINTENANCE  
EASEMENT FOR  
BRIDGE

VIEW "A"

1"=50'

E 286700m

3"

TRaverse LINE

C453

125°41'43"

21.95'

118°54'42"

C946

104.79'

12-88

91 SF±

227°15'26"

96.00'

10.142'

L=37.24'

R=100.00

158°49'09"

45.00'

SUBMERGED LOT LINE

B2-87

8149 SF±

L=37.64'

R=100.00

C943

272°43'43"

10.24'

L=14.82'

R=100.00

96.00'

188°52'31"

26.00'

B2-86

8696 SF±

L=44.59'

R=60.00

143°49'02"

140.4'

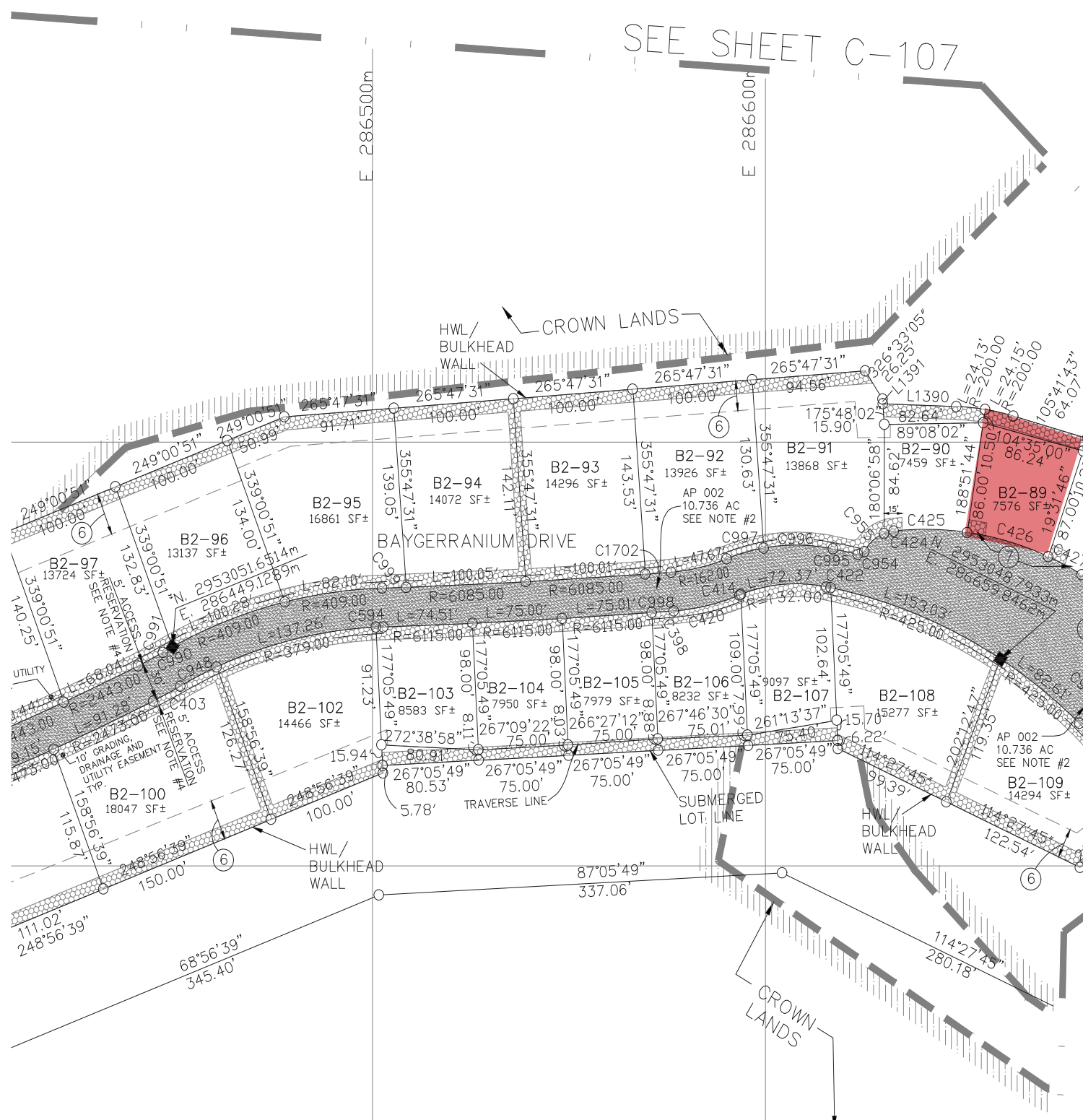
233°35'57"

49.15'

C-103

VIEW "A"

1. PORTIONS OF LOTS AND OTHER PROPERTIES WITHIN CROWN LANDS BOUNDARY TO BE CONVEYED BY SEPARATE INSTRUMENT FOR LEASE SA 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
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 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)