



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

# Marina Island Homesite 17 | B2-94





**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

BAKER'S BAY  
ESTATE LOTS

**GOLF COURSE**

- Practice Range
- Short Game Area
- Pro Shop

**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

ATLANTIC OCEAN

SIP SIP

Plant Nursery & Orchard

ATLANTIC CLUB

ATLANTIC CLUB COTTAGES

ATLANTIC COAST HOMES

BAKER'S BAY

Sea of Abaco



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

MARINA VILLAGE POOL

SUNRISE BEACH COTTAGES

SUNSET PIER FLATS

MANGROVE PRESERVE

SUNRISE BEACH FLATS

Marina Island Homesite 17

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 17 is the perfect homesite for the active island family. With 100' of harbor frontage, owners can access their yacht, sportfish, center console 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. Ample room to build a pre-desigend or custom home as well as an optional guest house and pool.

|                 |                       |
|-----------------|-----------------------|
| Land Area       | 14,072 sf   .32 acres |
| Harbor Frontage | 100'                  |
| Depth of Lot    | 132'                  |
| Views           | Marina / Sea of Abaco |



E 28641

E 28650

E 28660

E 28670

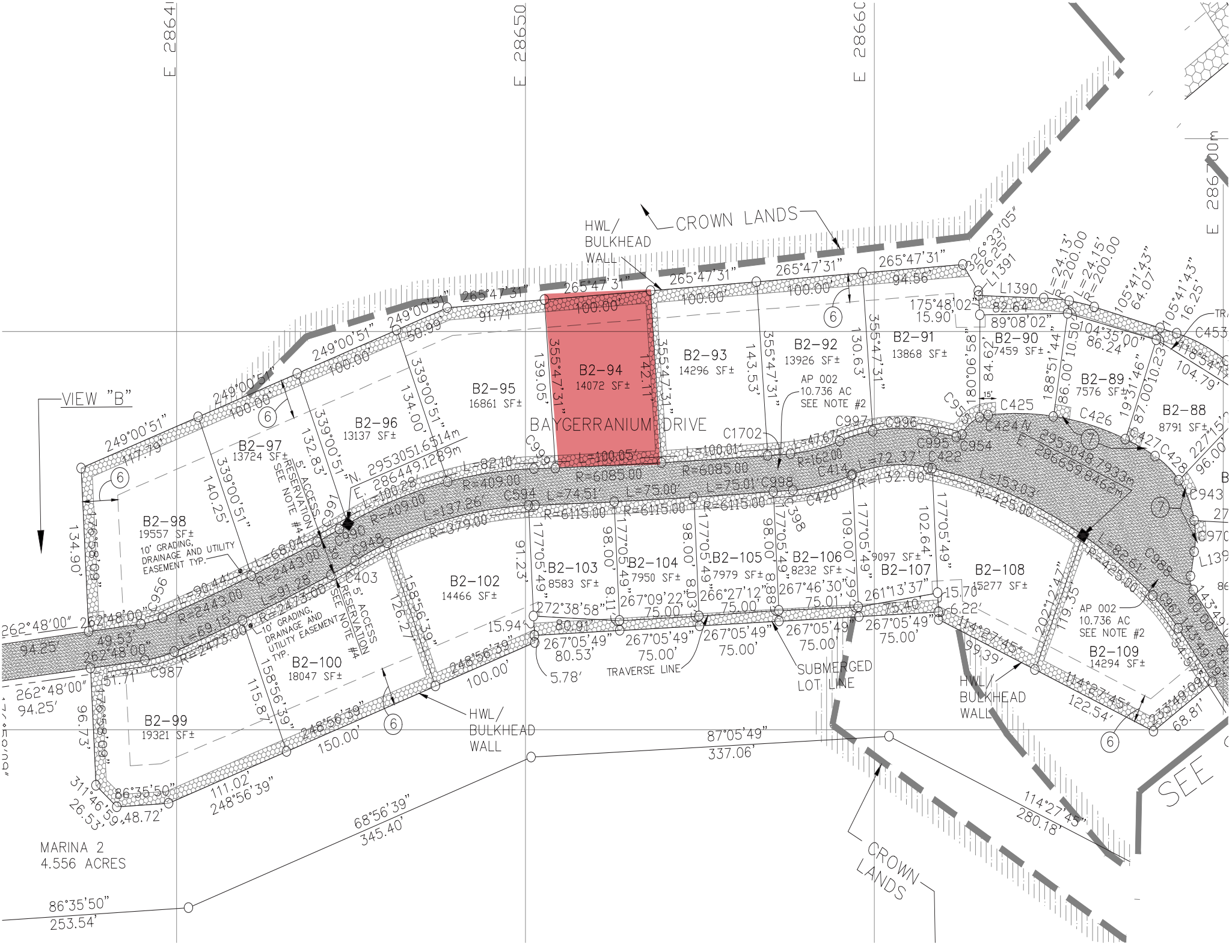
VIEW "B"

CROWN LANDS  
HWL/  
BULKHEAD  
WALL

BAYGERRANIUM DRIVE

MARINA 2  
4.556 ACRES

SEE



## Cost Breakdown

|  |             |
|--|-------------|
| Marina Island Homesite 17                    | \$4,450,000 |
| VAT on Sales Price (5%)                      | \$222,500   |
| Attorney Fee (0.5% of Purchase Price)        | \$22,250    |
| VAT on Attorney Fee (10%)                    | \$2,225     |
| Club Membership Initiation                   | \$250,000   |
| <hr/>  |             |
| Total Initial Costs                          | \$4,946,975 |
| <br>   |             |
| 2025 Club Dues (prorated)                    | \$93,000    |
| 2025 Homeowners' Association Dues (prorated) | \$42,000    |
| <hr/>  |             |
| 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)