



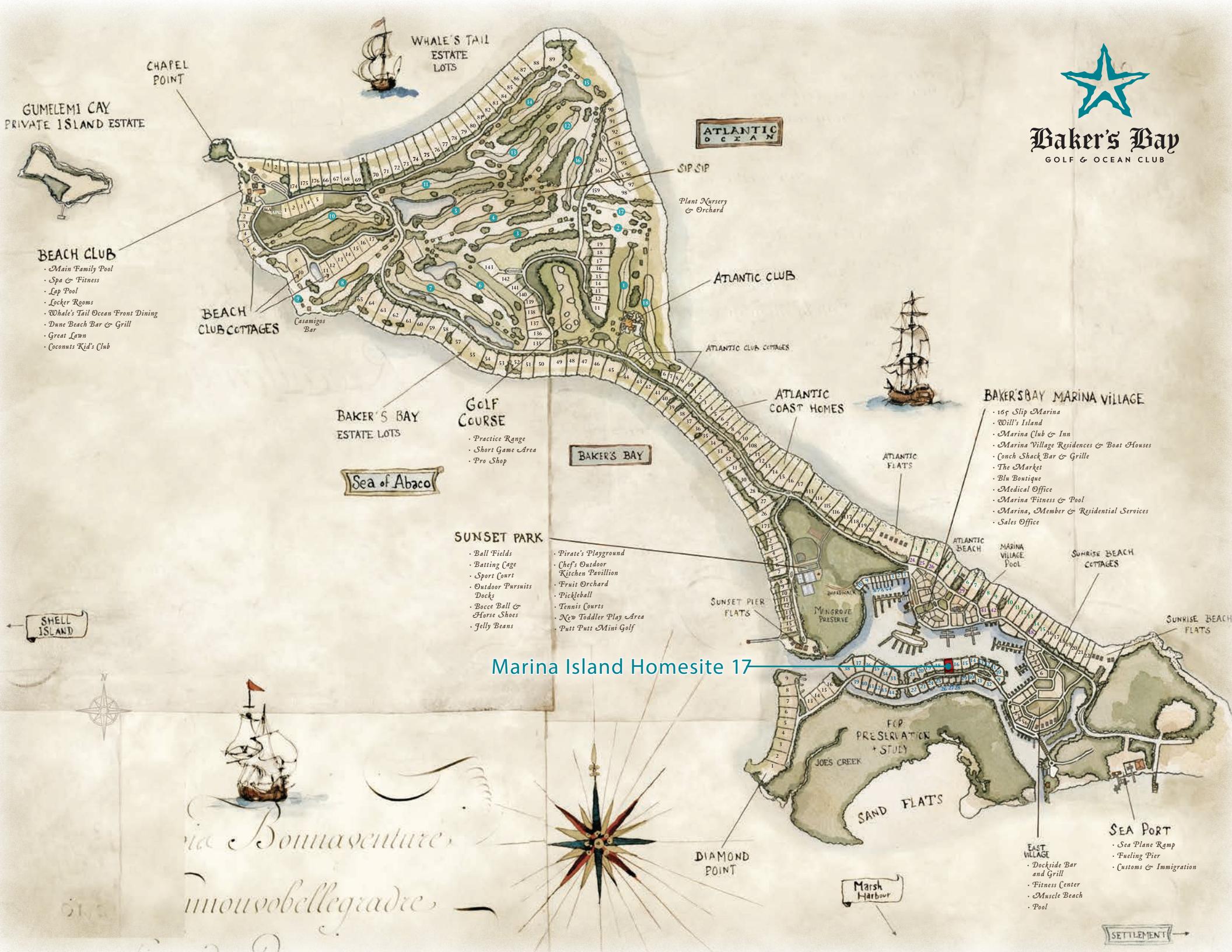
Baker's Bay  
GOLF & OCEAN CLUB

## Marina Island Homesite 17 | B2-94





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



Marina Island Homesite 17

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

Casanigos  
Bar

BAKER'S BAY  
ESTATE LOTS

Sea of Abaco

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 Pavilion
- Sport Court
- Fruit Orchard
- Pickleball
- Tennis Courts
- New Toddler Play Area
- Putt Putt Mini Golf

SHELL  
ISLAND



Die Bonnventure  
mouvoobellegrader

ATLANTIC  
OCEAN

SIP SIP

Plant Nursery  
& Orchard

ATLANTIC  
CLUB



ATLANTIC  
CLUB COTTAGES

ATLANTIC  
COAST HOMES

BAKER'S BAY

SUNSET PIER  
FLATS

MANGROVE  
PRESERVE

ATLANTIC  
FLATS

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

ATLANTIC  
FLATS

FIP  
PRESERVATION  
& STUDY

JOE'S CREEK

SAND  
FLATS

SEA PORT

EAST  
VILLAGE

Marsh  
Harbour

SETTLEMENT

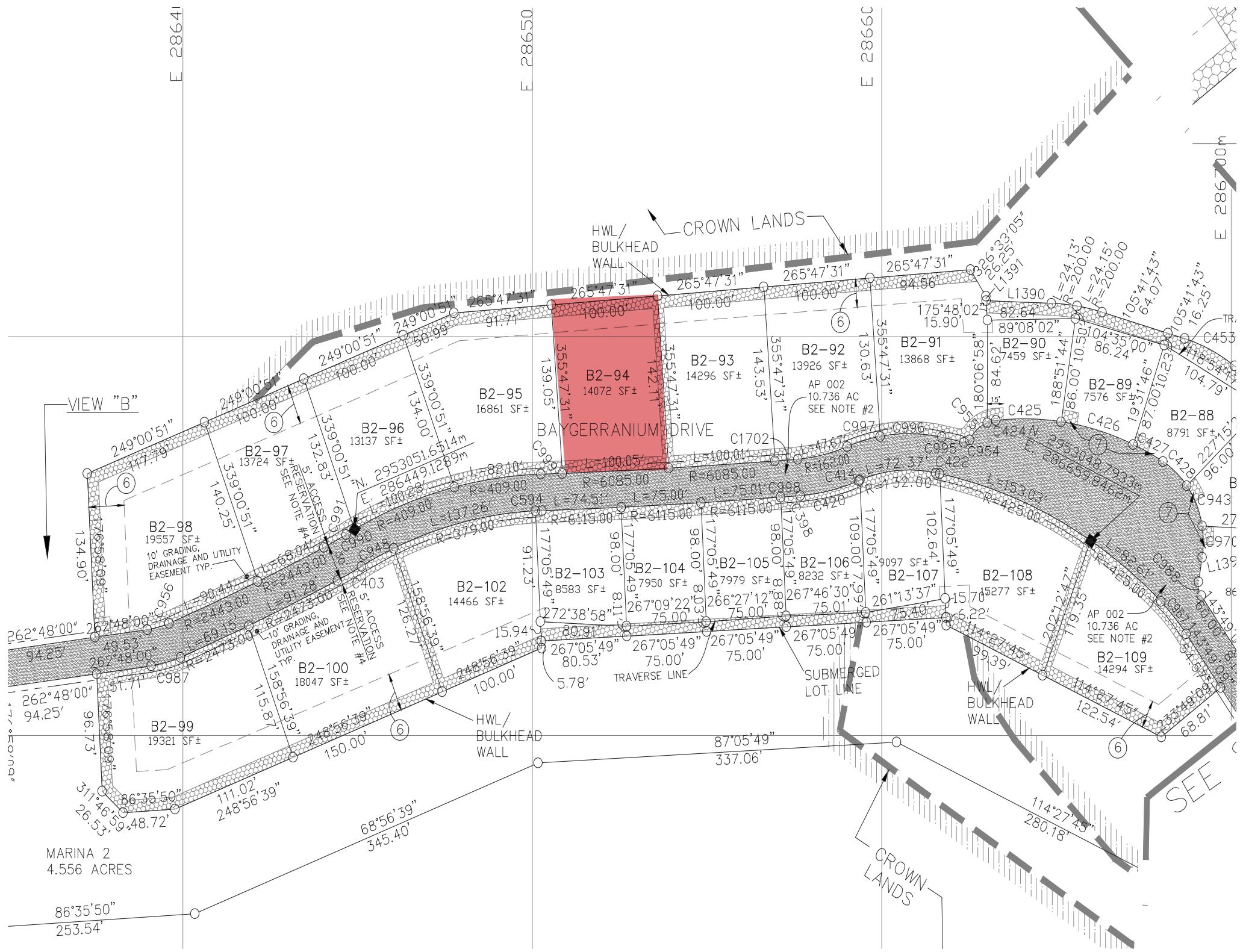


DIAMOND  
POINT

**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. 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. Ample room to build a pre-designed 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





## Cost Breakdown

Marina Island Homesite 17	\$3,750,000
VAT on Sales Price (5%)	\$187,500
Attorney Fee (0.5% of Purchase Price)	\$18,750
VAT on Attorney Fee (10%)	\$1,875
Club Membership Initiation	\$250,000
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Total Initial Costs	\$4,208,125
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](mailto:info@bakersbayclub.com) | [bakersbayclub.com](http://bakersbayclub.com)