

Marina Island Homesite 23 | B2-100



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

Casamigos Bar

Notes

WHALE'S TAIL ESTATE LOTS



Plant Nursery
& Orchard

ATLANTIC CLUB

ATLANTIC CLUB COTTAGES

ATLANTIC COAST HOMES

ATLANTIC FLATS

BAKER'S BAY MARINA VILLAGE

- 165 Slip Marina
- Marina Club & Inn
- Marina Village Residences & Boat Houses
- Conch Shack Bar
- The Market
- Blu Boutique
- Medical Office
- Marina Fitness & Pool
- Marina, Member & Residential Services
- Sales Office

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

SUNSET PIER FLATS

MANGROVE PRESERVE

Marina Island Homesite

23

DIAMOND POINT

Marsh Harbour

SAND FLATS

FOR PRESERVATION + STUDY

JOE'S CREEK

EAST VILLAGE
• Dockside Bar and Grill
• Fitness Center
• Muscle Beach
• Pool

SEA PORT

- Sea Plane Docks & Ramp
- Fueling Pier
- Customs & Immigration

SETTLEMENT

Residential Options

Ocean Front Homesites	128
Gumelemi Cay Homesite	1
Golf Homesites	13
Beach Club Cottages	16
Spa Cottages	3
Atlantic Club Cottages	20
Sunset Beach Flats	10
Spa Bungalows	5
Marina Village	
Atlantic Ocean Homesites	15
Marina Village Homes	60
Island Estates & Boathouses	44
East Village	
Sunrise Beach Cottages	7
Sunrise Beach Flats	10
Waterfront Residences	8
Waterfront Townhomes	5
Hilltop Flats	10
Harbor Cottages	6

Scorecard

	I	II	III	IV
1	376	338	309	255
2	196	184	155	116
3	429	407	365	317
4	504	463	423	380
5	550	519	496	416
6	447	398	350	255
7	584	532	467	437
8	413	357	331	273
9	222	183	142	118
OUT	3721	3381	3038	2567
10	462	432	347	299
11	592	558	485	432
12	379	337	321	277
13	457	429	369	342
14	338	301	278	253
15	161	152	125	92
16	402	362	332	305
17	223	175	143	94
18	592	551	484	448
IN	3606	3297	2884	2542
TOTAL	7327	6678	5922	5109



Baker's Bay
GOLF & OCEAN CLUB

GREAT GUANA CAY
ABACO, THE BAHAMAS
TEL (954) 256-9561

BAKERSBAYCLUB.COM

*via Bonnaventure
innobellegradie*



Located within the Marina Island neighborhood, Lot 23 is the perfect home-site for the island family. With 150' of marina frontage, home-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 and in walking distance of the new East Village amenities, this home-site offers both close proximity to the energy of the Baker's Bay Community, while providing privacy for those seeking peace and quiet. This lot also comes with plans for a 4 bedroom "Long View Cottage" style main house and 2 bedroom guest house with enclosed cart barn underneath.

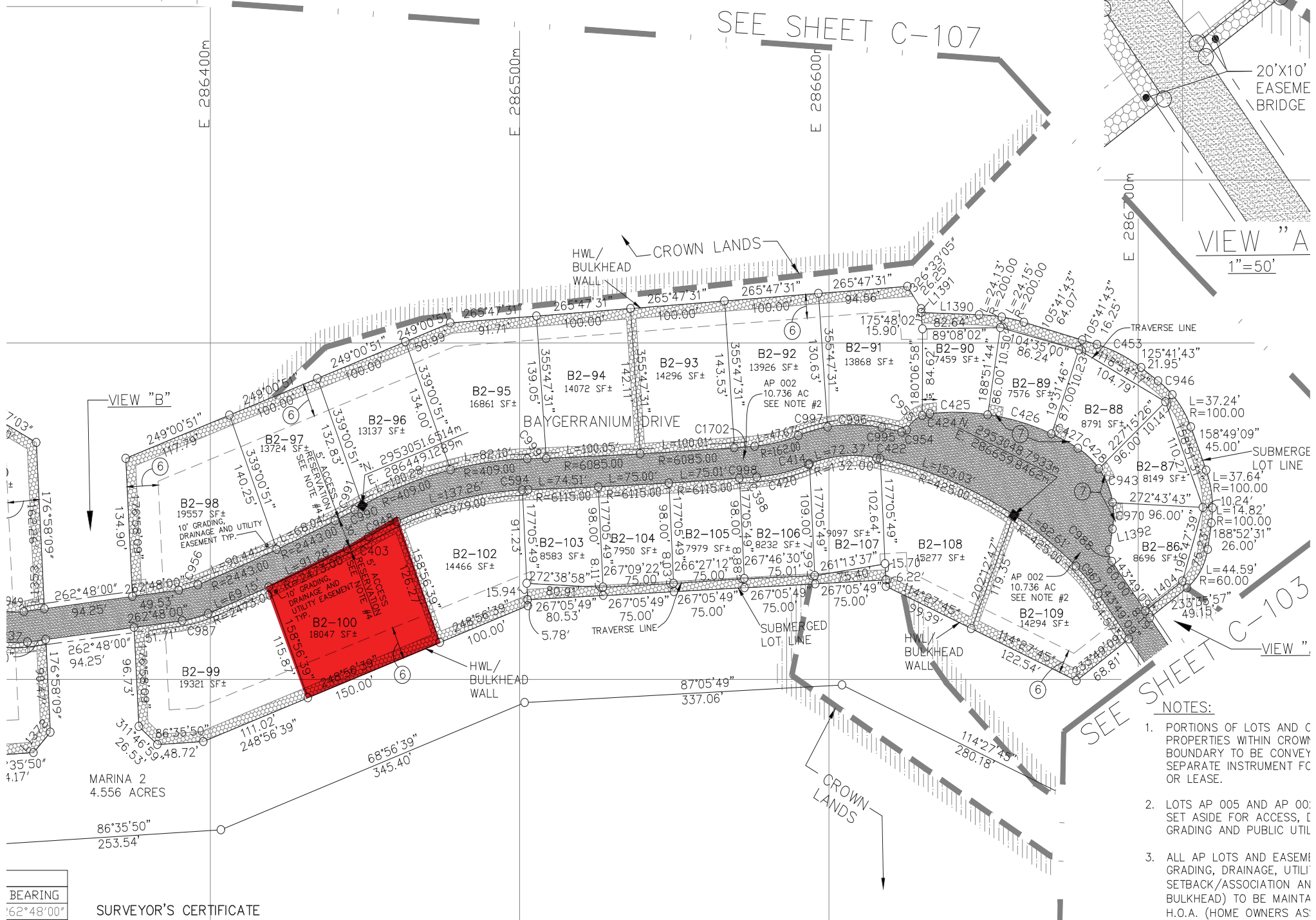
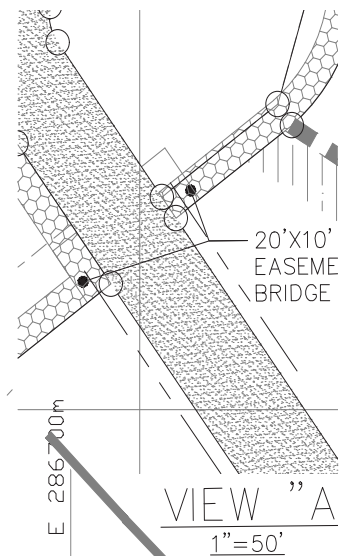
Land Area	18,047sf .41 acres
Marina Frontage	150'
Depth of Lot	120'
Views	Marina/ Mangrove Preserve
Main & Guest House Plans	Main: 4,400 AC SF 4 Bed/5 Bath Guest: 921 AC SF 2 Bed/2 Bath



"B"
50'

PHONE: 242-367-4585, P.O. BOX AB-20188
MARSH HARBOUR, ABACO, BAHAMAS

SEE SHEET C-107



NOTES:

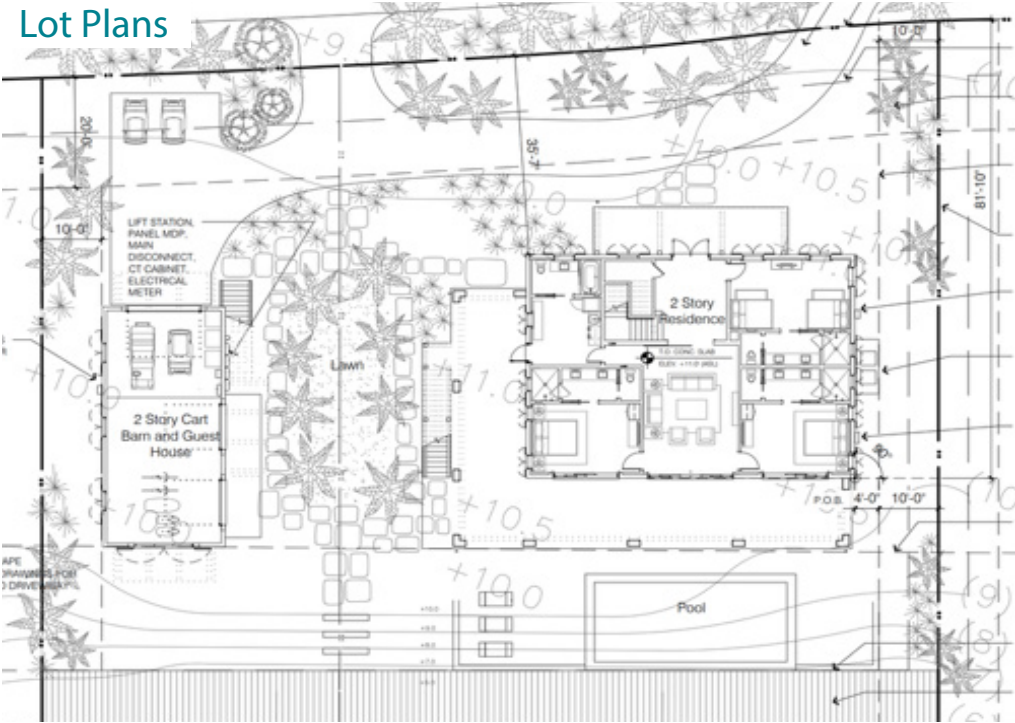
1. PORTIONS OF LOTS AND C PROPERTIES WITHIN CROWN LANDS TO BE CONVEYED BY SEPARATE INSTRUMENT FOR OR LEASE.
2. LOTS AP 005 AND AP 006: SET ASIDE FOR ACCESS, GRADING AND PUBLIC UTIL.
3. ALL AP LOTS AND EASEMENT GRADING, DRAINAGE, UTILITY SETBACK/ASSOCIATION AN BULKHEAD) TO BE MAINTAINED H.O.A. (HOME OWNERS ASSOCIATION).

BEARING
62°48'00"

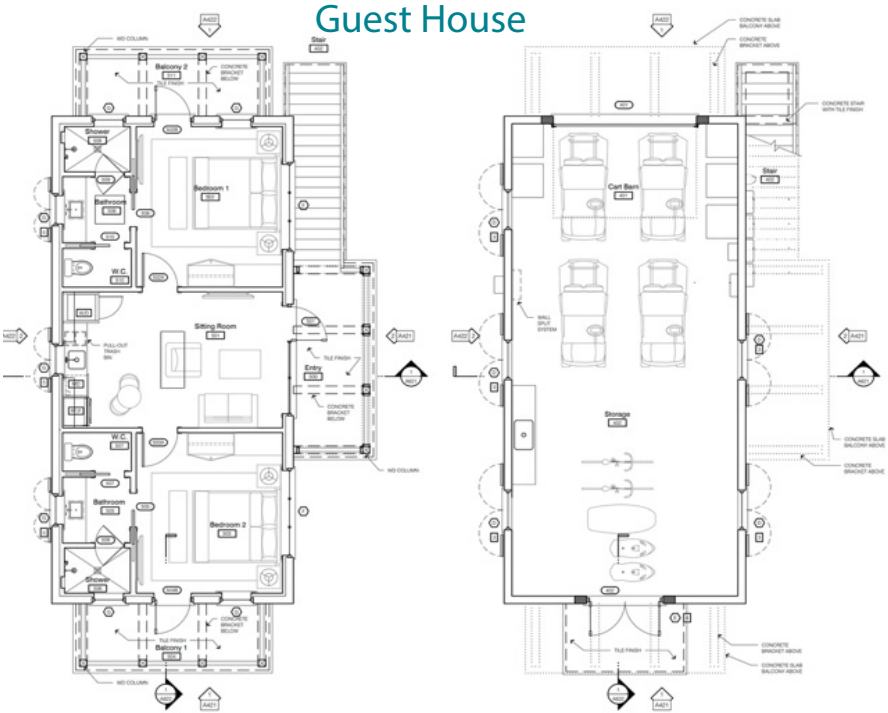
SURVEYOR'S CERTIFICATE

MARINA 2
4.556 ACRES

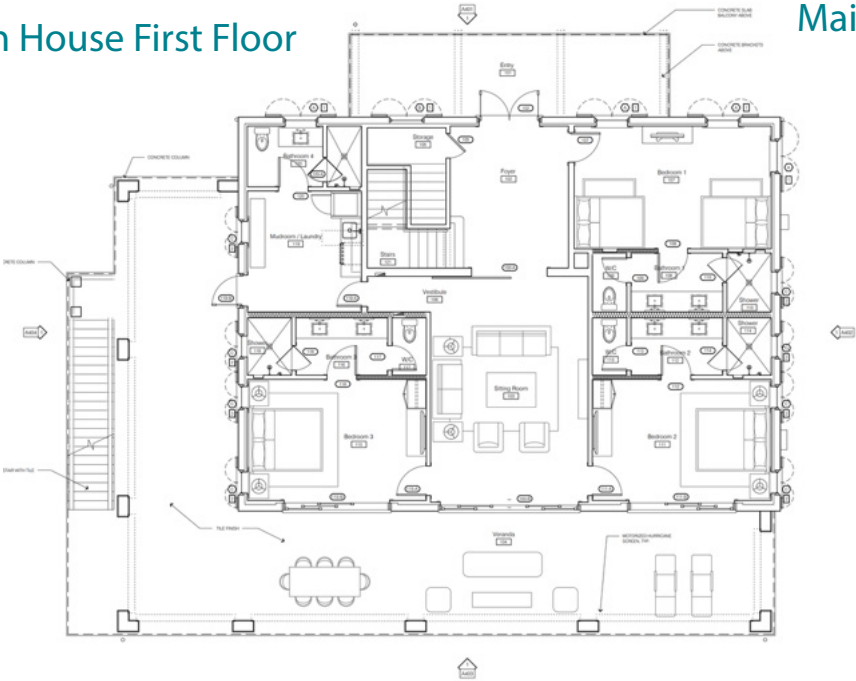
Lot Plans



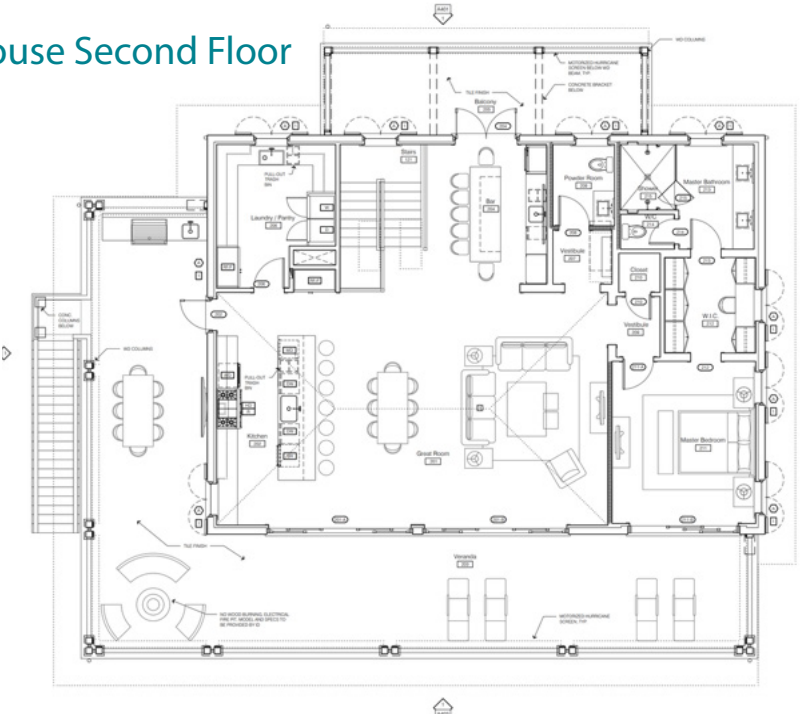
Guest House



Main House First Floor



Main House Second Floor



Cost Breakdown

Marina Island Homesite 23	\$2,990,000
VAT on Sales Price (5%)	\$149,500
Attorney Fee (0.5% of Purchase Price)	\$14,950
VAT on Attorney Fee (10%)	\$1,495
Club Membership Initiation	\$250,000
Total Initial Costs	\$3,405,945

Proposed 2026 Club Dues (prorated)	\$95,400
Proposed 2026 HOA Dues (prorated)	\$43,260
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 | bakersbayclub.com