

# Marina Island Homesite 25



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





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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

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

WHALE'S TAIL  
ESTATE LOTS



SIP SIP

Plant Nursery  
& Orchard

ATLANTIC CLUB

ATLANTIC CLUB COTTAGES

ATLANTIC COAST HOMES

BAKER'S BAY



BAKER'S BAY MARINA VILLAGE

- 105 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

SUNRISE BEACH FLATS

SUNSET PIER FLATS

MANGROVE PRESERVE

Marina Island Homesite 25

FIP PRESERVATION  
+ STUDY

SAND FLATS

Marsh  
Harbour

SEA PORT

- Sea Plane Ramp
- Fueling Pier
- Customs & Immigration

EAST VILLAGE

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

DIAMOND POINT



*via Bonnaventure  
innouobellegradre*

SETTLEMENT

Located within the Marina Island neighborhood, Lot 25 is the perfect home-site for the active island family. With 100' of channel frontage, owners can access their center console and other water toys without having to leave their property. Separate from, but in close proximity to the East Village and Marina Village, this home-site 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.

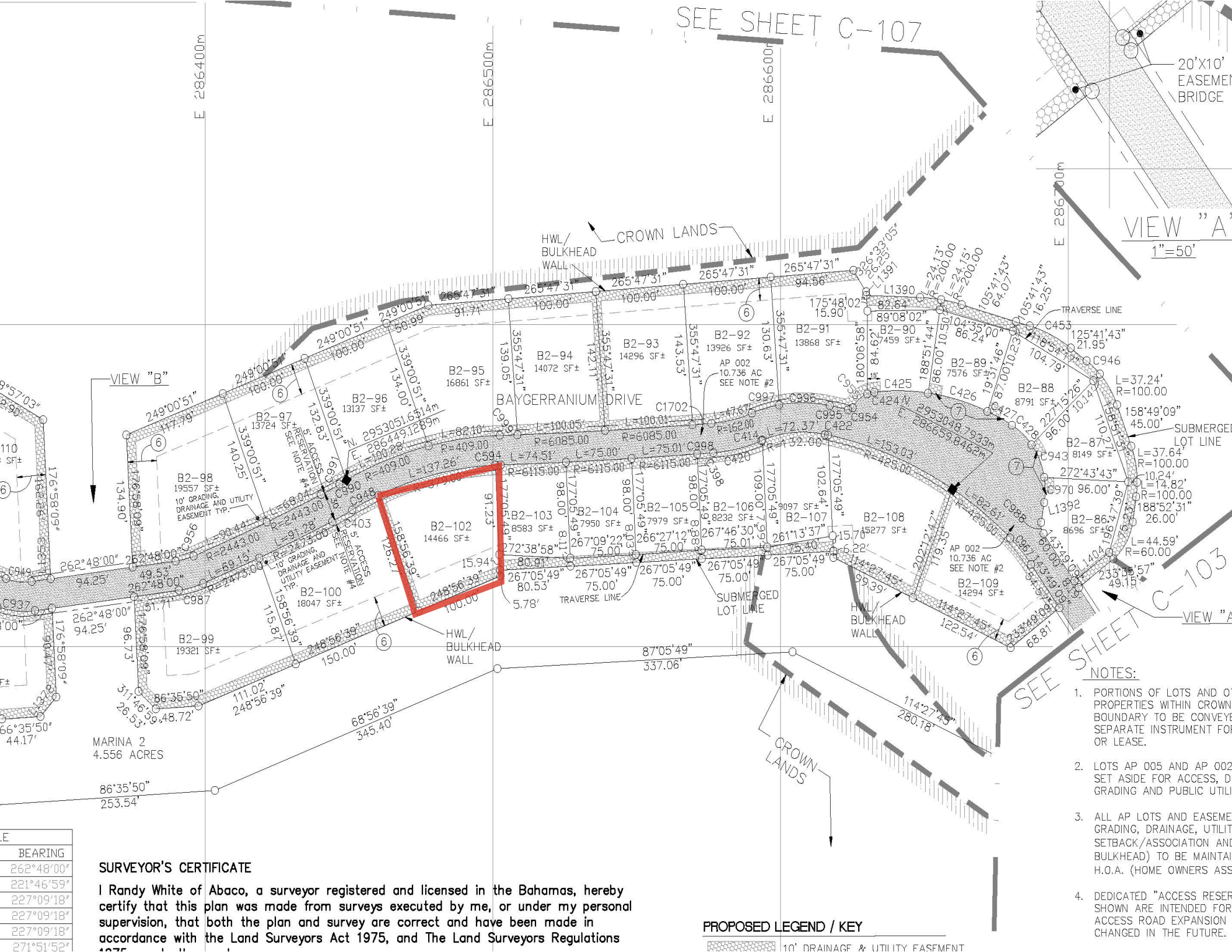
Land Area	14,466 sf   .33 acres
Marina Frontage	100'
Depth of Lot	126'
Views	Mangroves/ Sea of Abaco



SEE SHEET C-107

20'X10' EASEMENT BRIDGE

VIEW "A"  
1"=50'



NOTES:

1. PORTIONS OF LOTS AND OF PROPERTIES WITHIN CROWN LANDS ARE SET ASIDE TO BE CONVEYED BY SEPARATE INSTRUMENT FOR LEASE.
2. LOTS AP 005 AND AP 002 ARE SET ASIDE FOR ACCESS, DRAINAGE AND PUBLIC UTILITIES.
3. ALL AP LOTS AND EASEMENTS ARE TO BE MAINTAINED FOR GRADING, DRAINAGE, UTILITY SETBACK/ASSOCIATION AND BULKHEAD) TO BE MAINTAINED H.O.A. (HOME OWNERS ASSOCIATION).
4. DEDICATED "ACCESS RESERVE" ARE SHOWN ARE INTENDED FOR ACCESS ROAD EXPANSION CHANGED IN THE FUTURE.

PROPOSED LEGEND / KEY

10' DRAINAGE & UTILITY EASEMENT

SURVEYOR'S CERTIFICATE

I Randy White of Abaco, a surveyor registered and licensed in the Bahamas, hereby certify that this plan was made from surveys executed by me, or under my personal supervision, that both the plan and survey are correct and have been made in accordance with the Land Surveyors Act 1975, and The Land Surveyors Regulations 1975.

BEARING
262°48'00"
221°46'59"
227°09'18"
227°09'18"
227°09'18"
271°51'52"

MARINA 2  
4.556 ACRES

## Cost Breakdown

Marina Island Homesite 25	\$3,200,000
VAT on Sales Price (5%)	\$160,000
Attorney Fee (0.5% of Purchase Price)	\$16,000
VAT on Attorney Fee (10%)	\$1,600
Club Membership Initiation	\$250,000
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Total Initial Costs	\$3,627,600
2025 Club Dues (prorated)	\$93,000
2025 Homeowners' Association Dues	\$42,000
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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)