



Baker's Bay
GOLF & OCEAN CLUB

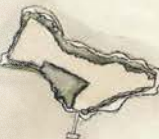
Marina Island Homesite #37





Baker's Bay
GOLF & OCEAN CLUB

GUMELMI CAY
PRIVATE ISLAND ESTATE



BEACH CLUB

- Main Family Pool
- Spa & Fitness
- Lap Pool
- Locker Rooms
- Whale's Tail Ocean Front Dining
- Palapa Beach Bar & Grill
- Great Lawn
- Coconut's Kid's Club
- Kid's Diner
- Theater
- Game Room
- Marine Science Classroom

BEACH CLUB COTTAGES

SPA COTTAGES

SPA BUNGALOWS

WHALE'S TAIL
ESTATE LOTS

ATLANTIC
OCEAN

SIP SIP

Plant Nursery
& Orchard

ATLANTIC CLUB COTTAGES
(PHASE 2)

ATLANTIC CLUB

- Dining Pavilion
- Banker's Bar

ATLANTIC CLUB COTTAGES

ATLANTIC
COAST HOMES



BAKER'S BAY MARINA VILLAGE

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

PHASE 2
ATLANTIC
COAST HOMES

ATLANTIC BEACH

MARINA VILLAGE POOL

SUNRISE BEACH COTTAGES

EAST VILLAGE

- Dockside Bar and Grill
- Fitness Center
- Pool
- Ziplines
- Waterslide

SUNRISE BEACH FLATS

BAKER'S BAY
ESTATE LOTS

Sea of Abaco

GOLF COURSE

- Practice Range
- Short Game Area
- Pro Shop

BAKER'S BAY

SUNSET PARK

- Ball Fields
- Batting Cage
- Sports Court
- Outdoor Parents Docks
- Bocce Ball & Horse Shoes
- Ropes Course
- Jelly Beans
- Pirate's Playground
- Hydroponic Garden
- Chef's Outdoor Kitchen Pavilion
- Fruit Orchard
- Pickle Ball
- Tennis Courts
- Trampolines
- Climbing Wall
- New Toddler Play Area
- Post Post Mini Golf

SUNSET PIER FLATS

MANGROVE PRESERVE

Marina Island Homesite 37

Notes

SHELL ISLAND



DIAMOND POINT

Marsh Harbour

SEA PORT

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

SETTLEMENT

Baker's Bay
GOLF & OCEAN CLUB

GREAT GUANA CAY
ABACO, THE BAHAMAS
TEL (974) 256-9361

WWW.BAKERSBAYCLUB.COM

*via Bonnaventure
innovallegradre*

Located within the Marina Island neighborhood, Lot 37 is the perfect homesite for the active island family. With 162' of channel frontage, owners can access their center console and other water toys without having to leave their property. Seperate from, but in close proximity to the East Village and 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	23,512 sf .54 acres
Marina Frontage	162'
Depth of Lot	192'
Views	Marina / Sea of Abaco



Cost Breakdown

Marina Island Homesite #37	\$8,950,000
VAT on Sales Price (5%)	\$447,500
Attorney Fee (0.5% of Purchase Price)	\$44,750
VAT on Attorney Fee (10%)	\$4,475
Club Membership Initiation	\$250,000
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Total Initial Costs	\$9,696,725
2025 Club Dues (prorated)	\$93,000
2025 Homeowners' Association Dues (prorated)	\$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 | bakersbayclub.com