



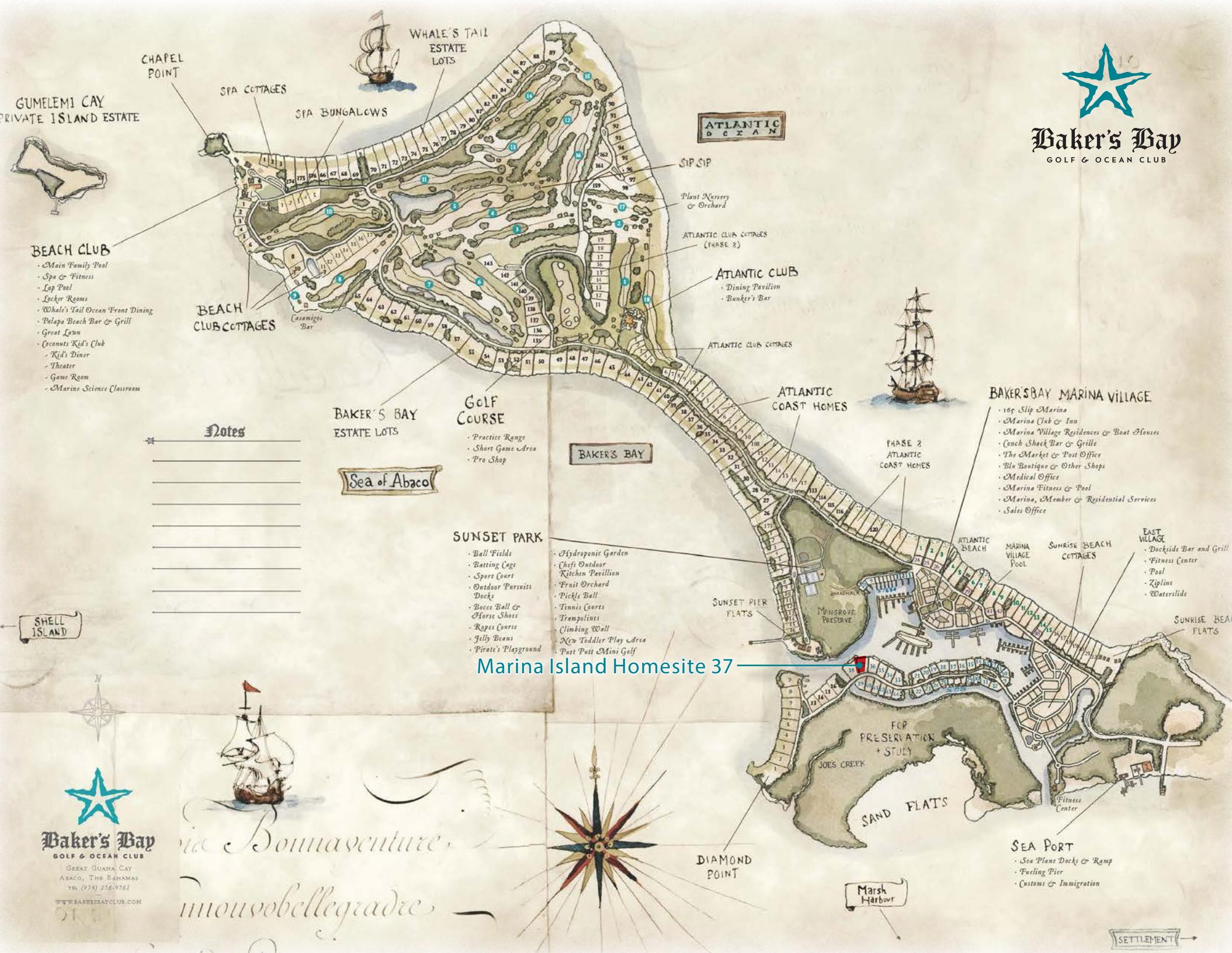
Baker's Bay
GOLF & OCEAN CLUB

Marina Island Homesite #37





Baker's Bay
GOLF & OCEAN CLUB

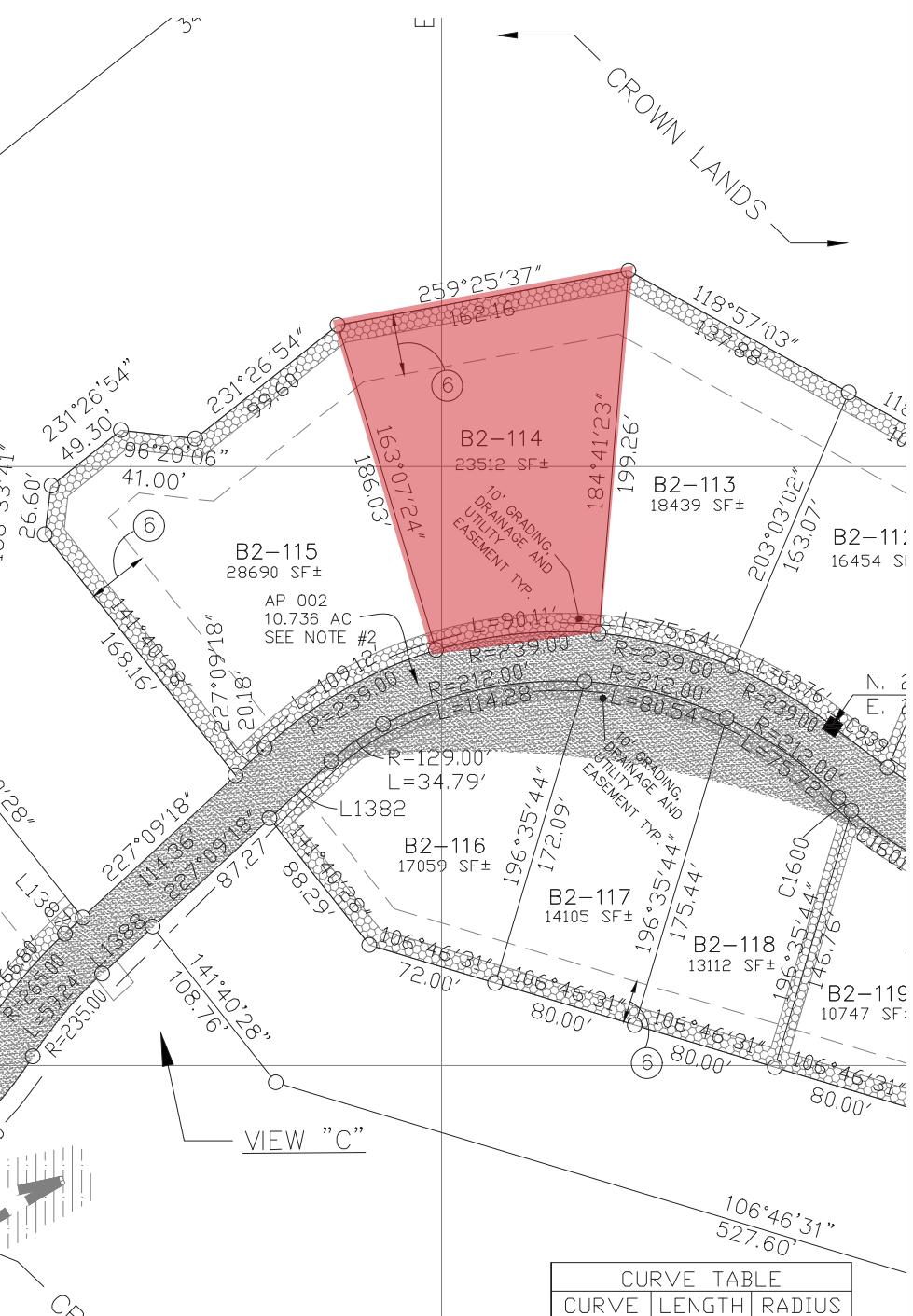


Located within the Marina Island neighborhood, Lot 37 is the perfect homesite for the active island family. With 162' of channel frontage, owners can access their center console and other water toys without having to leave their property. Separate from, but in close proximity to the East Village and 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-designed 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



Plot Plan & Landscaping Opton



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
Total Initial Costs	\$9,696,725

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



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