



Baker's Bay
GOLF & OCEAN CLUB

Marina Island Homesite #37





Baker's Bay
GOLF & OCEAN CLUB

GUMELMI CAY
PRIVATE ISLAND ESTATE

CHAPEL
POINT

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

- 16p Slip Marina
- Marina Club & Inn
- Marina Village Residences & Boat Houses
- Conch Shack Bar & Grill
- The Market & Post Office
- Blu Boutique & Other Shops
- Medical Office
- Marina Fitness & Pool
- Marina, Member & Residential Services
- Sales Office

Notes

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
- Putt Putt Mini Golf

SUNSET PIER
FLATS

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

Marina Island Homesite 37

FCP PRESERVATION + STUDY

JOES CREEK

SAND FLATS

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) 236-9361

WWW.BAKERSBAYCLUB.COM

*via Bonnaventure
nouvo bellegrade*

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



3"

CROWN LANDS

259°25'37"

162.16'

118°57'03"

137.88'

231°26'54"

99.60'

163°07'24"

186.03'

B2-114
23512 SF±

10' GRADING,
UTILITY AND
EASEMENT TYP.

L=90.11'

R=239.00'

L=114.28'

B2-113
18439 SF±

203°03'02"

163.07'

B2-115
28690 SF±

AP 002
10.736 AC
SEE NOTE #2

227°09'18"

201.8'

L=109.12'

R=239.00'

L=129.00'

L=34.79'

L1382

B2-116
17059 SF±

196°35'44"

172.09'

B2-117
14105 SF±

196°35'44"

175.44'

B2-118
13112 SF±

106°46'31"

80.00'

B2-119
10747 SF±

106°46'31"

80.00'

106°46'31"

527.60'

VIEW "C"



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
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 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