

Marina Island Homesite #38



Baker's Bay
GOLF & OCEAN CLUB





Baker's Bay
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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

WHALE'S TAIL
ESTATE LOTS

ATLANTIC
OCEAN

SIP SIP

Plant Nursery
& Orchard

ATLANTIC CLUB

ATLANTIC CLUB COTTAGES

ATLANTIC COAST HOMES

BAKER'S BAY
ESTATE LOTS

GOLF COURSE

- Practice Range
- Short Game Area
- Pro Shop

Sea of Abaco

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

ATLANTIC BEACH

MARINA VILLAGE POOL

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

SUNSET PIER FLATS

MANGROVE PRESERVE

SHELL ISLAND

FOR PRESERVATION STUDY

SAND FLATS

SEA PORT

- Sea Plane Ramp
- Fueling Pier
- Customs & Immigration

DIAMOND POINT

Homesite 38

Marsh Harbour

EAST VILLAGE

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

SETTLEMENT

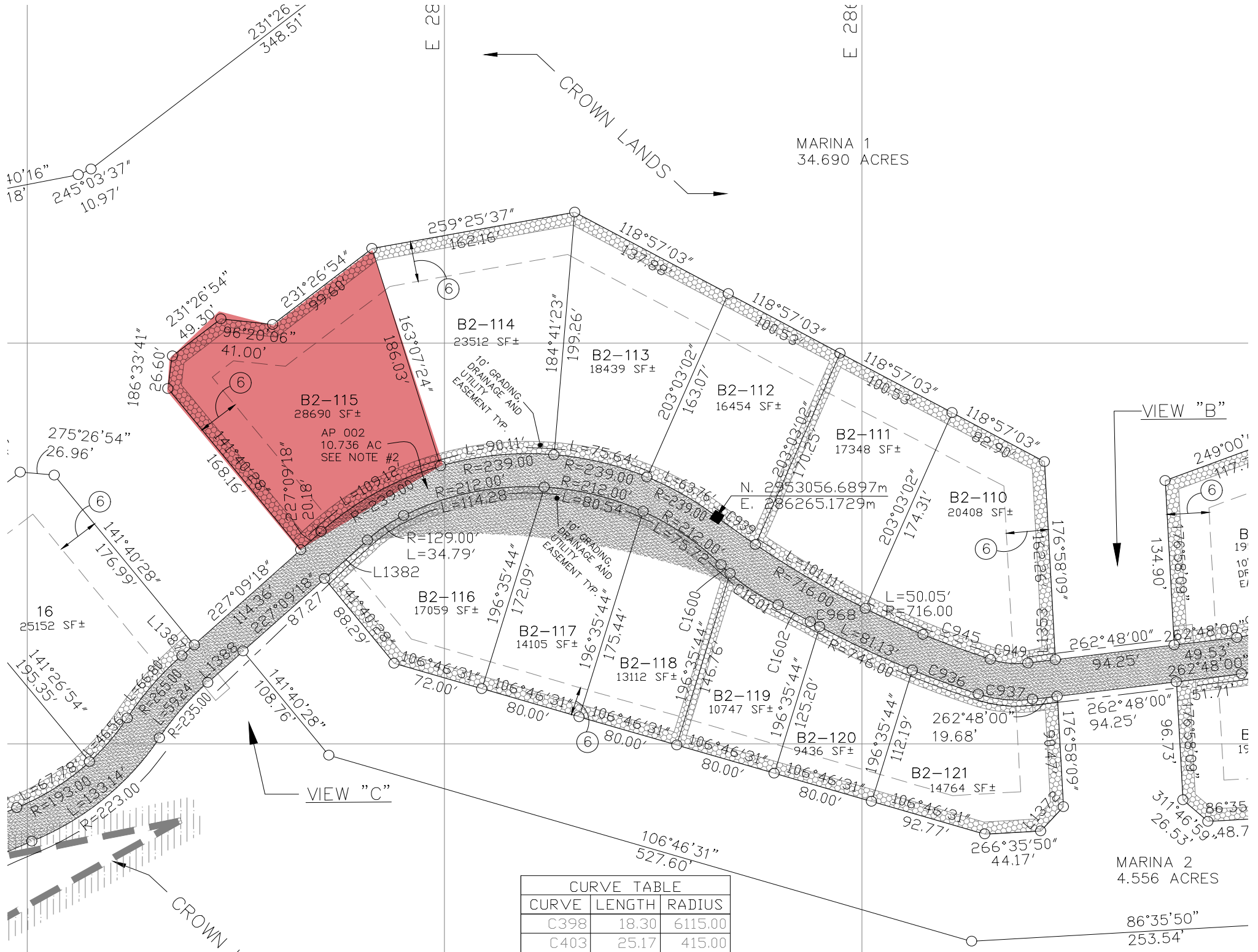
*via Bonnaventure
innosobellegrade*



Marina Island Homesite 38 is the ideal estate home-site for the on-the-water family. With over 340' of harbor frontage (the largest frontage of any island home-site), homeowners can access their yacht, sportfish, center console and other water toys without having to leave their property. The home-site is over a 1/2 acre, allowing owners to build their dream custom estate or choose from one of our Discovery Home Designs. Located just before the last Marina Island bridge, this home-site offers preferred privacy while still being just a short golf cart ride from all Baker's Bay has to offer.

Land Area	28,690 sf .65 acres
Marina Frontage	343'
Depth of Lot	186'
Max Boat Sizes	140' & 80'
Max Beam	28'
Views	Sunset Marina Mangrove Preserve





CURVE TABLE		
CURVE	LENGTH	RADIUS
C398	18.30	6115.00
C403	25.17	415.00

MARINA 1
34.690 ACRES

MARINA 2
4.556 ACRES

B2-115
28690 SF±
AP 002
10.736 AC
SEE NOTE #2

B2-114
23512 SF±

B2-113
18439 SF±

B2-112
16454 SF±

B2-111
17348 SF±

B2-110
20408 SF±

B2-116
17059 SF±

B2-117
14105 SF±

B2-118
13112 SF±

B2-119
10747 SF±

B2-120
9436 SF±

B2-121
14764 SF±

16
25152 SF±

19
19910 SF±

E 15

VIEW "B"

VIEW "C"

CROWN

CROWN LANDS

10'16"
18' 245°03'37"
10.97'

231°26'
348.51'

E 28

E 28f

86°35'50"
253.54'

106°46'31"
527.60'

275°26'54"
26.96'

186°33'41"
26.60'

141°26'54"
195.35'

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195.35'

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195.35'

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195.35'

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195.35'

Cost Breakdown

Marina Island Homesite #38	\$9,300,000
VAT on Sales Price (5%)	\$465,000
Attorney Fee (0.5% of Purchase Price)	\$46,500
VAT on Attorney Fee (10%)	\$4,650
Club Membership Deposit (80% equity)	\$250,000
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Total Initial Costs	\$10,066,150
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