



Baker's Bay
GOLF & OCEAN CLUB

Marina Island Homesite #41





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CHAPEL
POINT

GUMELEM CI
PRIVATE ISLAND ESTATE

BEACH CLUB

- Main Family Pool
- Spa & Fitness
- Lap Pool
- Locker Rooms
- Whale's Tail Ocean Front Dining
- Dane Beach Bar & Grill
- Great Lawn
- Coconuts Kid's Club

BEACH
CLUB COTTAGES

BAKER'S BAY
ESTATE LOTS

Sea of Abaco

GOLF
COURSE

- Practice Range
- Short Game Area
- Pro Shop

SUNSET PARK

- Ball Fields
- Batting Cage
- Sports Court
- Outdoor Pursuits
- Docks
- Bocce Ball & Horse Shoes
- Jelly Beans
- Pirate's Playground
- Chef's Outdoor Kitchen Pavilion
- Sports Court
- Fruit Orchard
- Pickleball
- Tennis Courts
- New Toddler Play Area
- Putt Putt Mini Golf

SHELL
ISLAND

WHALE'S TAIL
ESTATE
LOTS

ATLANTIC
OCEAN

SIP SIP

Plant Nursery
& Orchard

ATLANTIC
CLUB

ATLANTIC
CLUB COTTAGES

BAKER'S BAY

ATLANTIC
COAST HOMES



BAKER'S BAY MARINA VILLAGE

- 165 Slip Marina
- Will's Island
- Marina Club & Inn
- Marina Village Residences & Boat Houses
- Conch Shack Bar & Grille
- The Market
- Blu Boutique
- Medical Office
- Marina Fitness & Pool
- Marina, Member & Residential Services
- Sales Office

ATLANTIC
FLATS

SUNSET PIER
FLATS

MARINA
VILLAGE
POOL

SUNRISE BEACH
COTTAGES

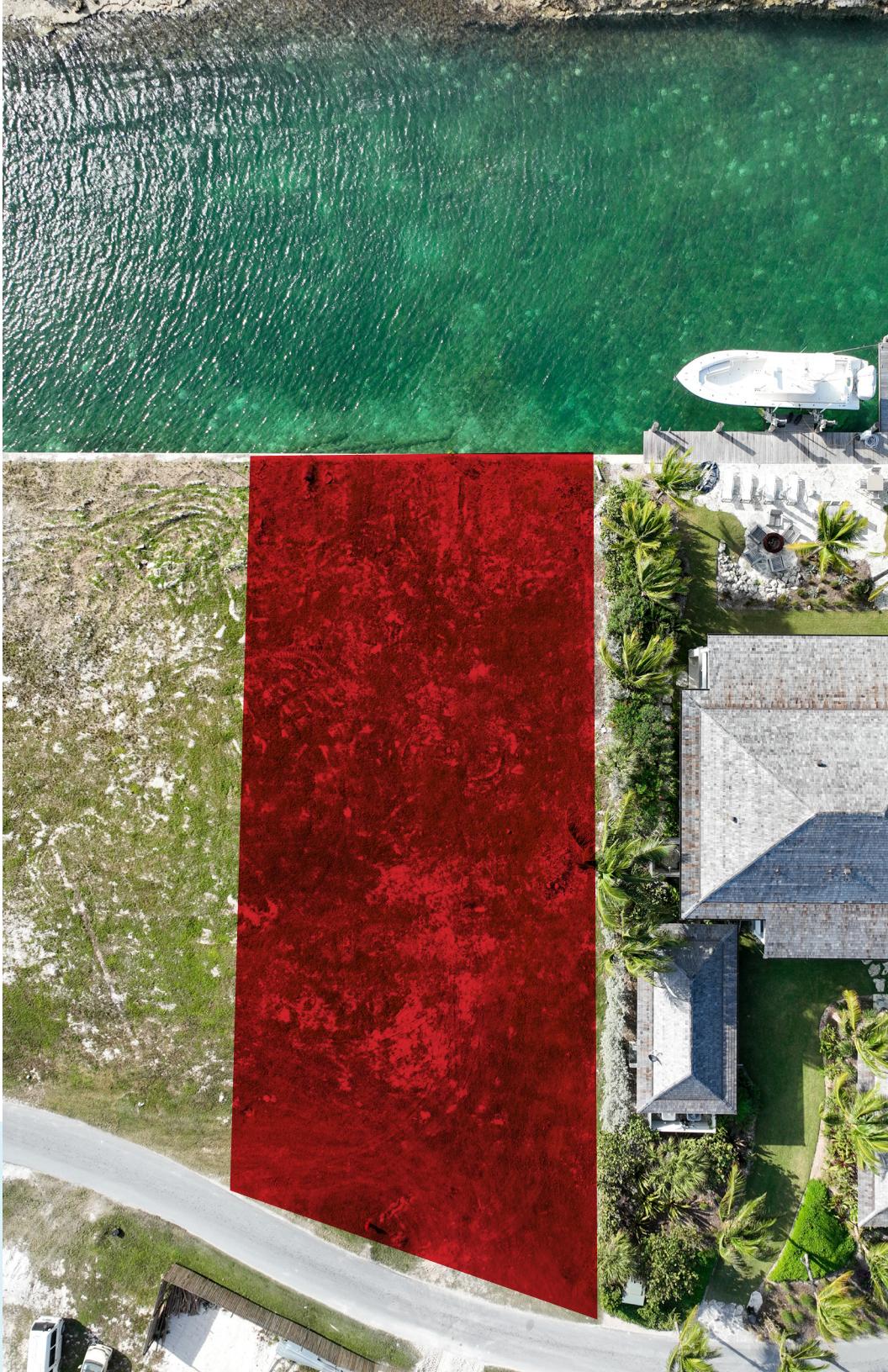
SUNRISE BEACH
FLATS

MANGROVE
PRESERVE

ATLANTIC BEACH

Located within the Marina Island neighborhood, Lot 41 is the perfect homesite for the active island family. With 80' 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	13,112 sf .30 acres
Marina Frontage	80'
Depth of Lot	175'
Views	Sunset Mangrove Preserve





Cost Breakdown

Marina Island Homesite #41:	\$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 Deposit (80% equity):	\$250,000
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Total Initial Costs:	\$3,627,600
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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