



Baker's Bay  
GOLF & OCEAN CLUB

## Marina Island Homesite #42





**Baker's Bay**  
GOLF & OCEAN CLUB



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

SHELL  
ISLAND



Die Bonaventure  
in Nouvelles Grâdes

WHALE'S TAIL  
ESTATE  
LOTS



ATLANTIC  
OCEAN

SIP SIP

Plant Nursery  
& Orchard

ATLANTIC CLUB



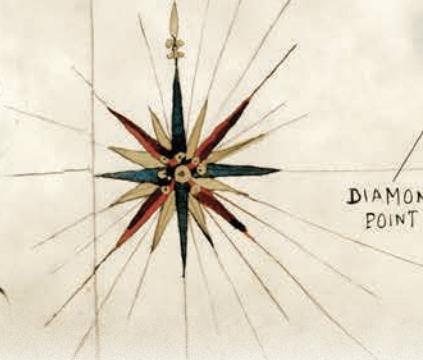
ATLANTIC CLUB COTTAGES

ATLANTIC  
COAST HOMES

BAKER'S BAY

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



DIAMOND  
POINT

Homesite 42

Marsh  
Harbour

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

SUNRISE BEACH  
COTTAGES

MARINA  
VILLAGE  
POOL

SUNRISE BEACH  
FLATS

SUNSET PIER  
FLATS

MANGROVE  
PRESERVE

ATLANTIC  
BEACH

ATLANTIC  
FLATS

**Located within the Marina Island neighborhood, Lot 42 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 10,747 sf | .25 acres

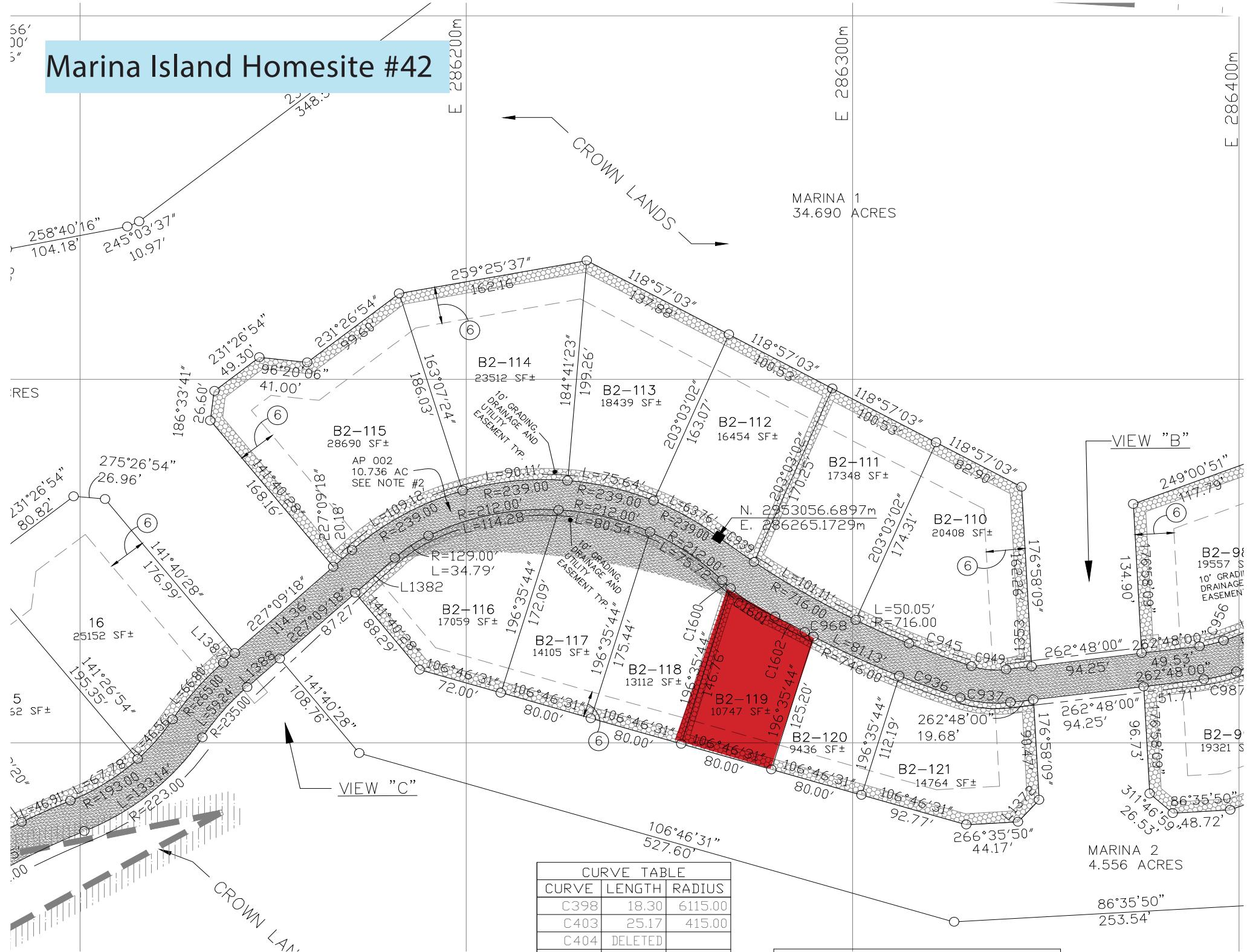
Marina Frontage 80'

Depth of Lot 135'

Views Sunset | Mangrove Preserve



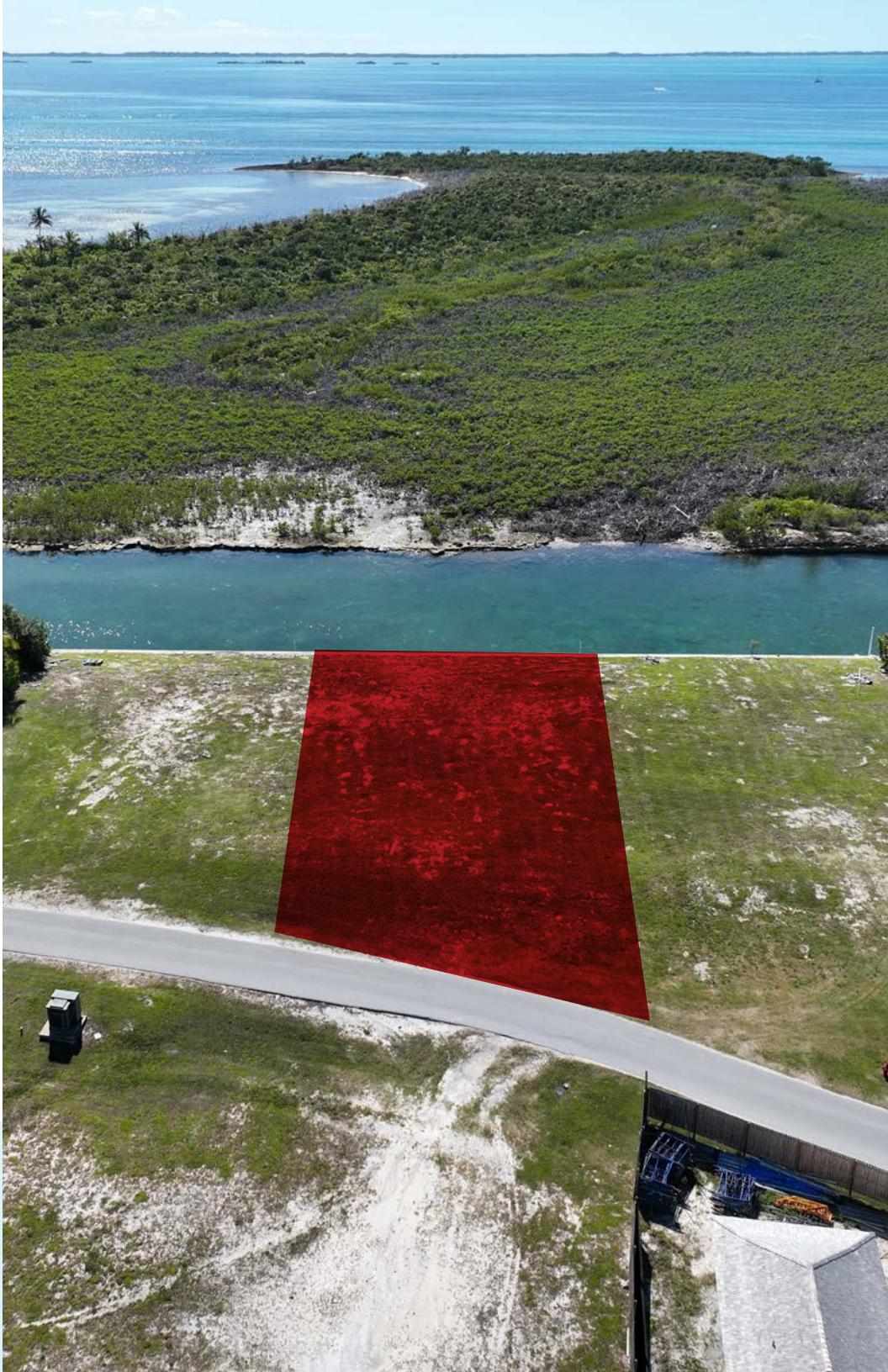
## Marina Island Homesite #42



## Cost Breakdown

Marina Island Homesite #42	\$2,750,000
VAT on Sales Price (5%)	\$137,500
Attorney Fee (0.5% of Purchase Price)	\$13,750
VAT on Attorney Fee (10%)	\$1,375
Club Membership Deposit (80% equity)	\$250,000
<hr/>	
Total Initial Costs	\$3,152,625
Proposed 2026 Club Dues (prorated)	\$95,400
Proposed 2026 HOA Dues (prorated)	\$43,260
<hr/>	
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](mailto:info@bakersbayclub.com) | [bakersbayclub.com](http://bakersbayclub.com)