

Marina Island Homesite 10/B2-87



Baker's Bay
GOLF & OCEAN CLUB





Baker's Bay
GOLF & OCEAN CLUB

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

BAKER'S BAY
ESTATE LOTS



GOLF COURSE

- Practice Range
- Short Game Area
- Pro Shop

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



SIP SIP

Plant Nursery
& Orchard

ATLANTIC CLUB

ATLANTIC CLUB COTTAGES

ATLANTIC COAST HOMES



BAKER'S BAY MARINA VILLAGE

- 109 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

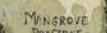
ATLANTIC BEACH

MARINA VILLAGE POOL

SUNRISE BEACH COTTAGES

SUNRISE BEACH FLATS

SUNSET PIER FLATS



MANGROVE PRESERVE

Marina Island Homesite 10

FOR PRESERVATION STUDY

JOES CREEK

SAND FLATS

SEA PORT

- Sea Plane Ramp
- Fueling Pier
- Customs & Immigration

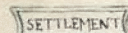
EAST VILLAGE

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

DIAMOND POINT



Marsh Harbour



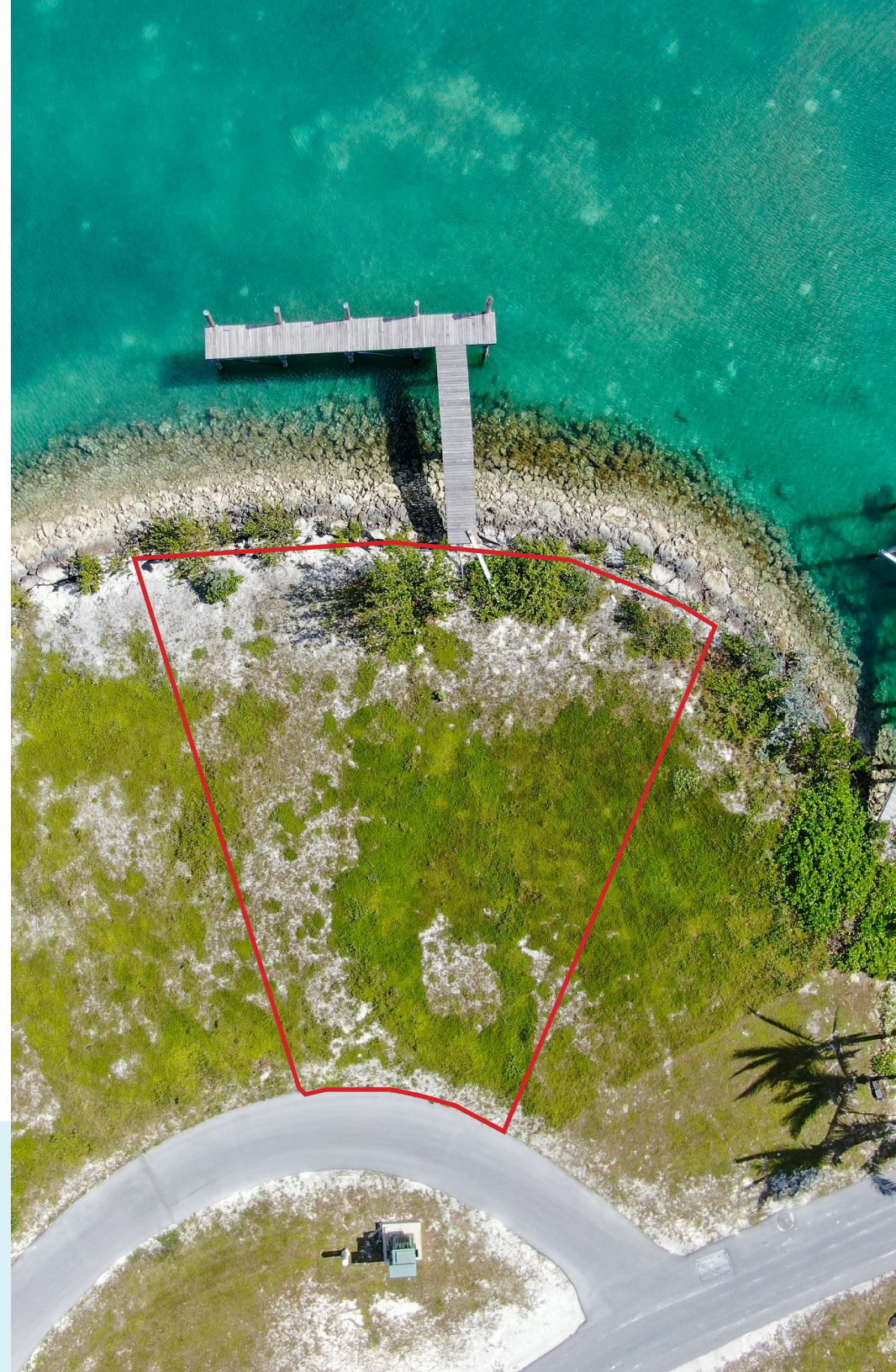
SETTLEMENT

*via Bonnaventure
innouso bellegrade*



Located within the Marina Island neighborhood, Lot 10 is the perfect home-site for the active island family. With a 50ft built dock already in place, 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 home-site offers close proximity to the energy of the Baker's Bay community, while providing privacy for those seeking peace and quiet. This lot is ideal for the pre-designed boathouse floorplan.

Land Area	8,149 sf .18 acres
Marina Frontage	110'
Depth of Lot	96'
Length of dock	50'
Views	Marina/ East Village

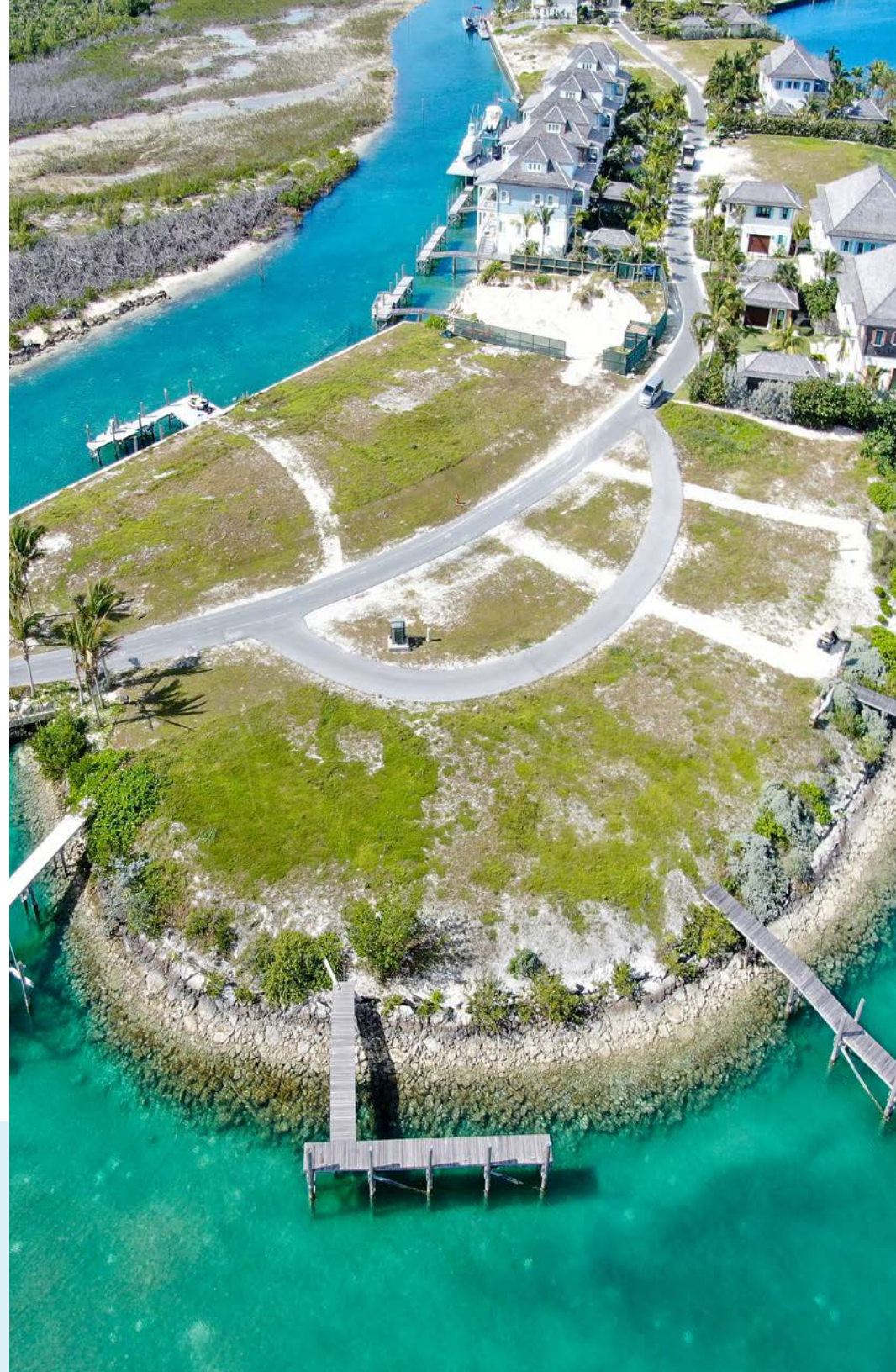


Marina Island Homesite 10



Cost Breakdown

Marina Island Homesite 10	\$2,600,000
VAT on Sales Price (5%)	\$130,000
Attorney Fee (0.5% of Purchase Price)	\$13,000
VAT on Attorney Fee (10%)	\$1,300
Club Membership Initiation	\$250,000
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Total Initial Costs	\$2,850,000
2023 Club Dues (prorated)	\$76,500
2023 Homeowners' Association Dues (prorated)	\$36,500
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2023 Total Annual Costs	\$113,000





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