

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



BAKER'S BAY MARINA VILLAGE

- 109 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

BAKER'S BAY
ESTATE LOTS

GOLF COURSE

- Practice Range
- Short Game Area
- Pro Shop

Sea of Abaco

BAKER'S BAY

ATLANTIC COAST HOMES

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

ATLANTIC FLATS

MARINA VILLAGE POOL

SUNRISE BEACH FLATS

SHELL ISLAND

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

Homesite 38

Marsh Harbour

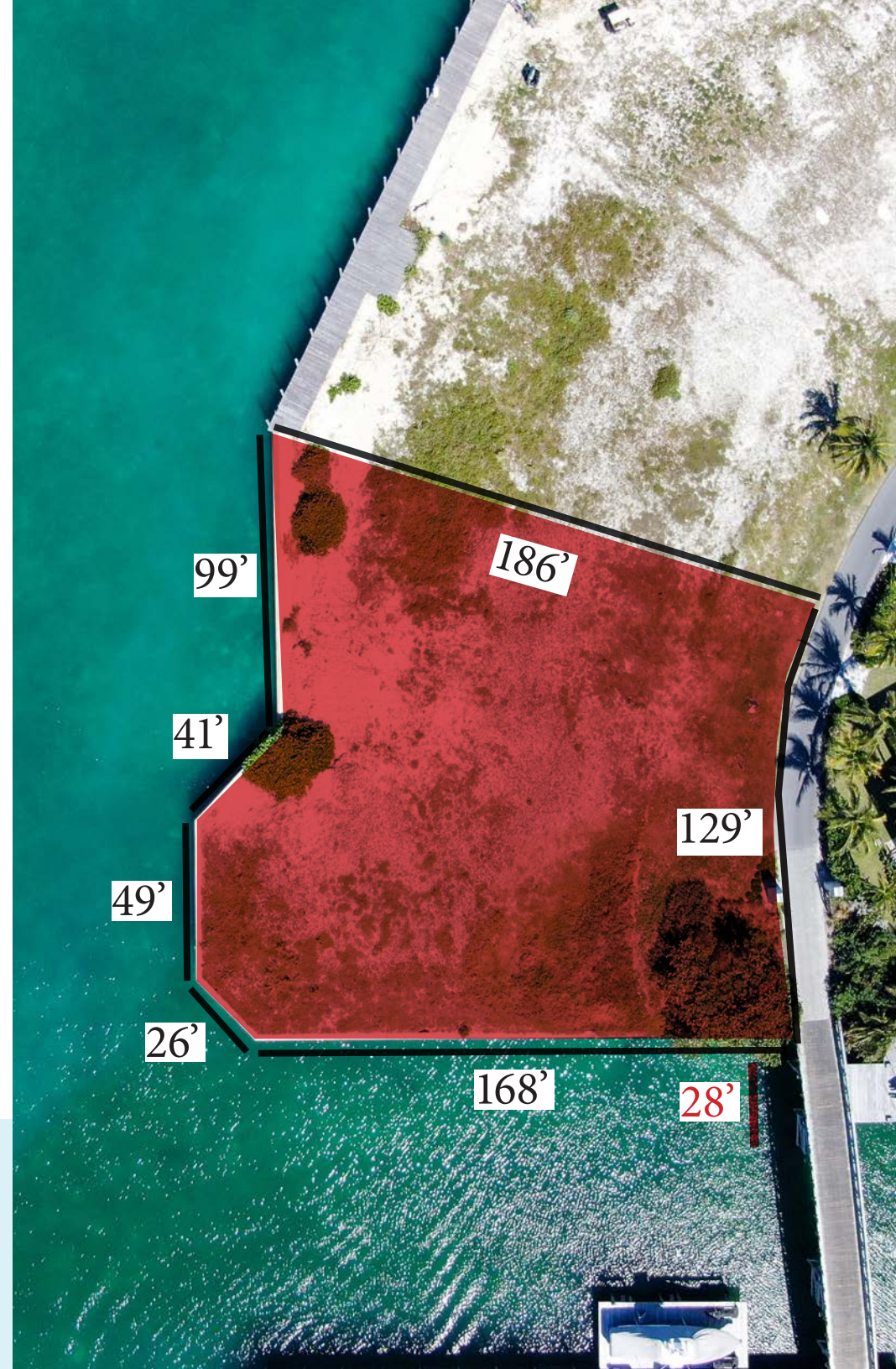
SETTLEMENT

*via Bonnaventure
innosobellegrade*



Marina Island Home-site 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



Marina Island Homesite #38



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
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