

## Marina Island Homesite #41

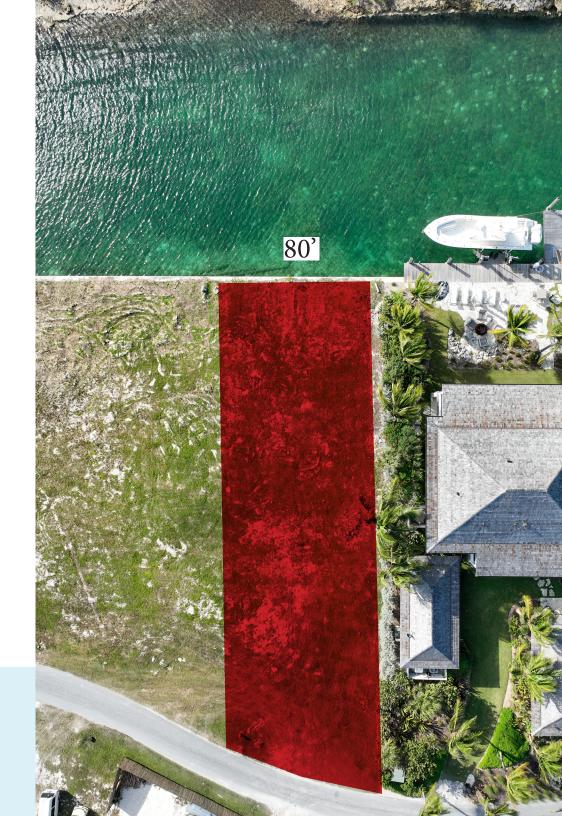




## Located within the Marina Island neighborhood, Lot 41 is the perfect homesite for the active island

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



## Marina Island Homesite #41

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## Cost Breakdown

Marina Island Homesite #41	\$3,400,000
VAT on Sales Price (5%)	\$170,000
Attorney Fee (0.5% of Purchase Price)	\$17,000
VAT on Attorney Fee (10%)	\$1,700
Club Membership Deposit (80% equity)	\$250,000
Total Initial Costs	\$3,838,700
2023 Club Dues (prorated)	\$76,500
2023 Homeowners' Association Dues (prorated	) \$36,500
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