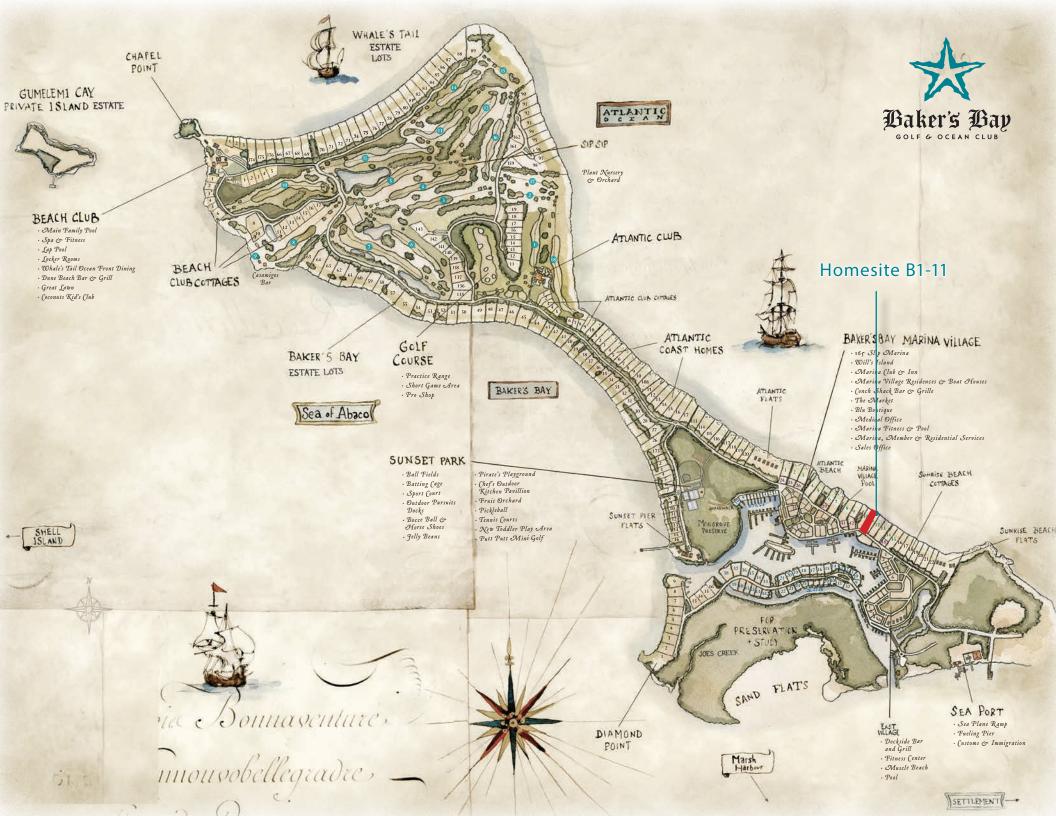


## Marina Village Homesite B1-11



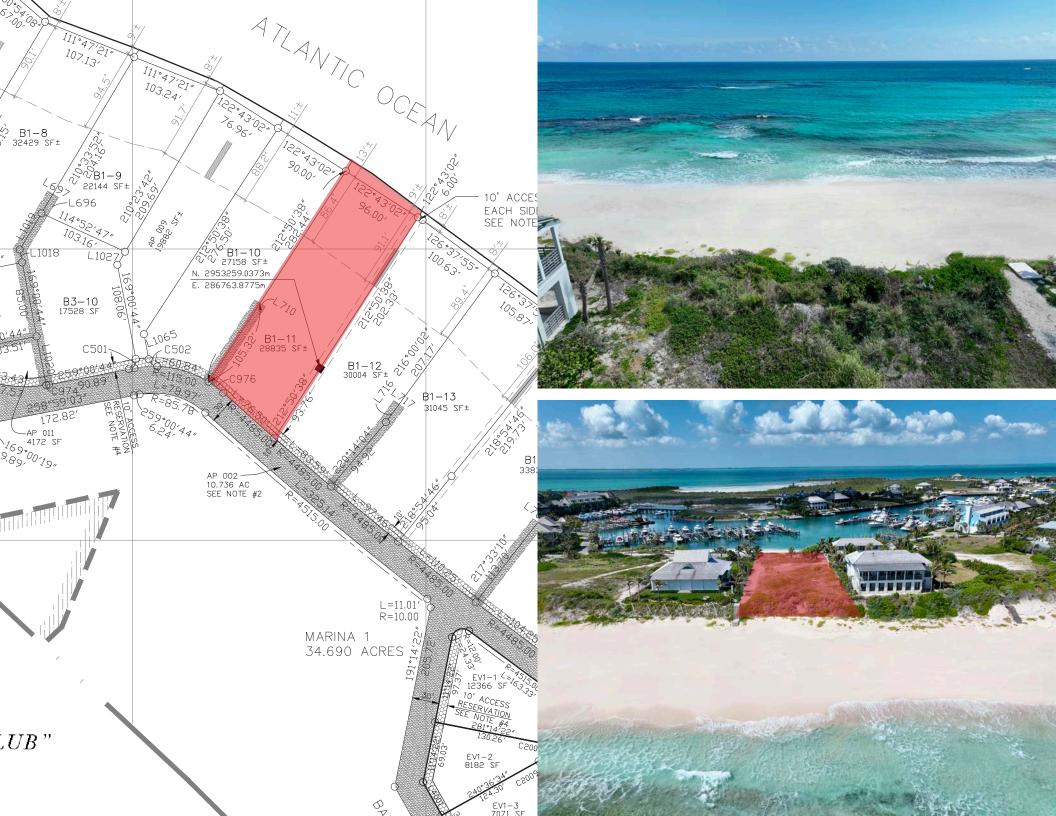


## Marina Village homesite B1-11 is an Atlantic Ocean estate sized lot located between our Marina Village and East Village neighborhoods.

This homesite features 96 ft of beach frontage, northeast orientation with sunrise views and panoramas over the lively blue waters of the Atlantic Ocean. Just steps from our village fitness center, pool, Conch Shack bar, and Market restaurant, this is the ideal property for those seeking a private beachfront estate, but still be close to the amenities and social environment of the Marina.

Land Area	28,835sf   .66 acres
Beach Frontage	96'
Depth of Lot	288'
Views	Atlantic Ocean   Marina Village





## Cost Breakdown

Marina Village Estate Homesite B1-11	\$3,950,000
VAT on Sales Price (5%)	\$197,50
Attorney Fee (0.5% of Purchase Price)	\$19,750
VAT on Attorney Fee (10%)	\$1,975
Club Membership Initiation	\$250,000
Total Initial Costs	\$4,419,225

2025 Club Dues (prorated)	\$93,000
2025 Homeowners' Association Dues (prorated)	\$42,000
2025 Total Annual Costs	\$135,000*



ANNUAL DUES SUBJECT TO 10% VAT



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