



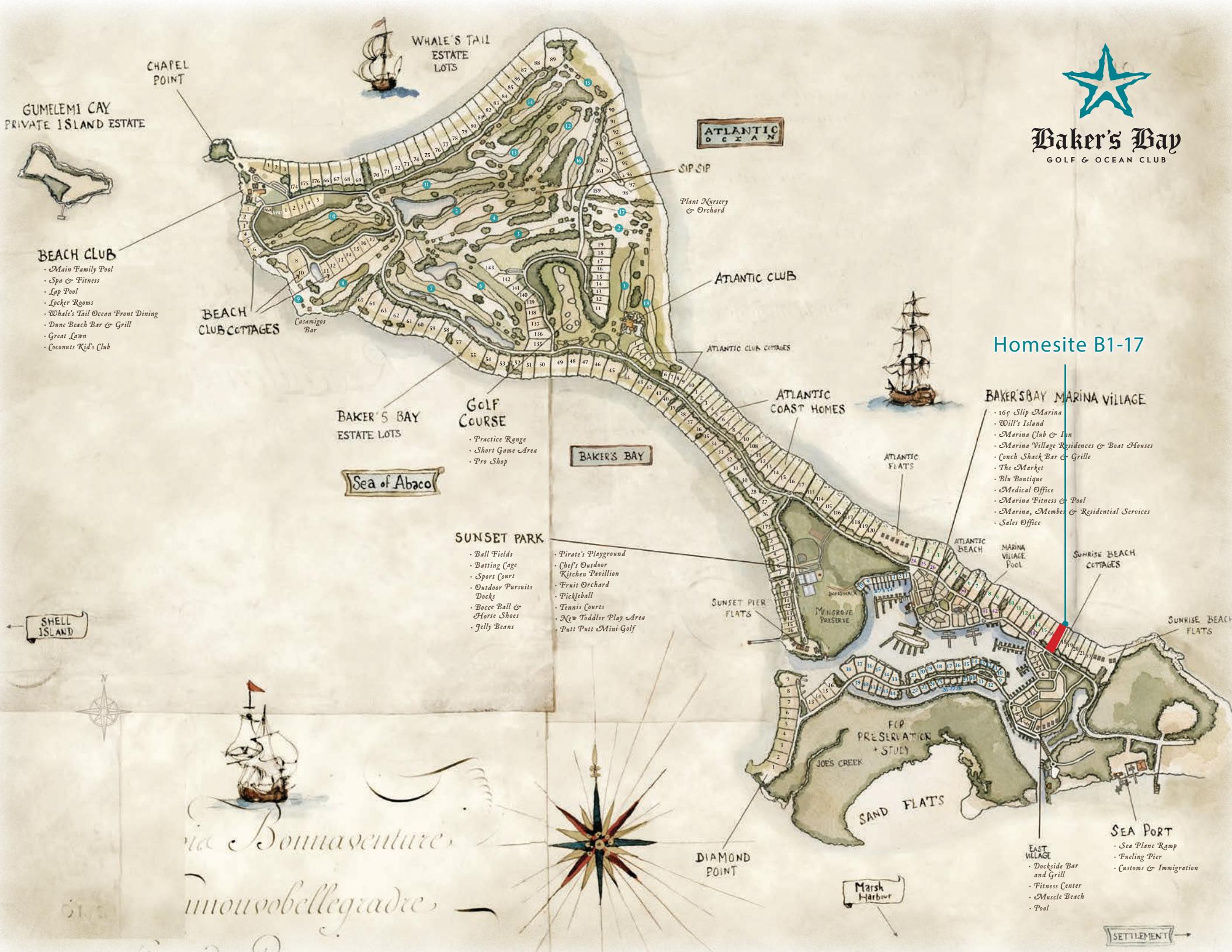
Baker's Bay
GOLF & OCEAN CLUB

Marina Village Homesite B1-17





Baker's Bay
GOLF & OCEAN CLUB



Homesite B1-17

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

SUNRISE BEACH FLATS

SEA PORT

- Sea Plane Ramp
- Fueling Pier

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

SETTLEMENT

DIAMOND POINT

Marsh Harbour

FIP
PRESERVATION
& STUDY

SAND FLATS

JOES CREEK

SUNSET PIER FLATS

MANGROVE PRESERVE

ATLANTIC BEACH

MARINA VILLAGE POOL

ATLANTIC FLATS

ATLANTIC COAST HOMES

ATLANTIC CLUB

ATLANTIC FLATS

ATLANTIC CLUB COTTAGES

ATLANTIC COAST HOMES

ATLANTIC FLATS

ATLANTIC CLUB

Marina Village homesite B1-17 is an Atlantic Ocean estate sized lot located between our Marina Village and East Village neighborhoods.

This homesite features 76 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.

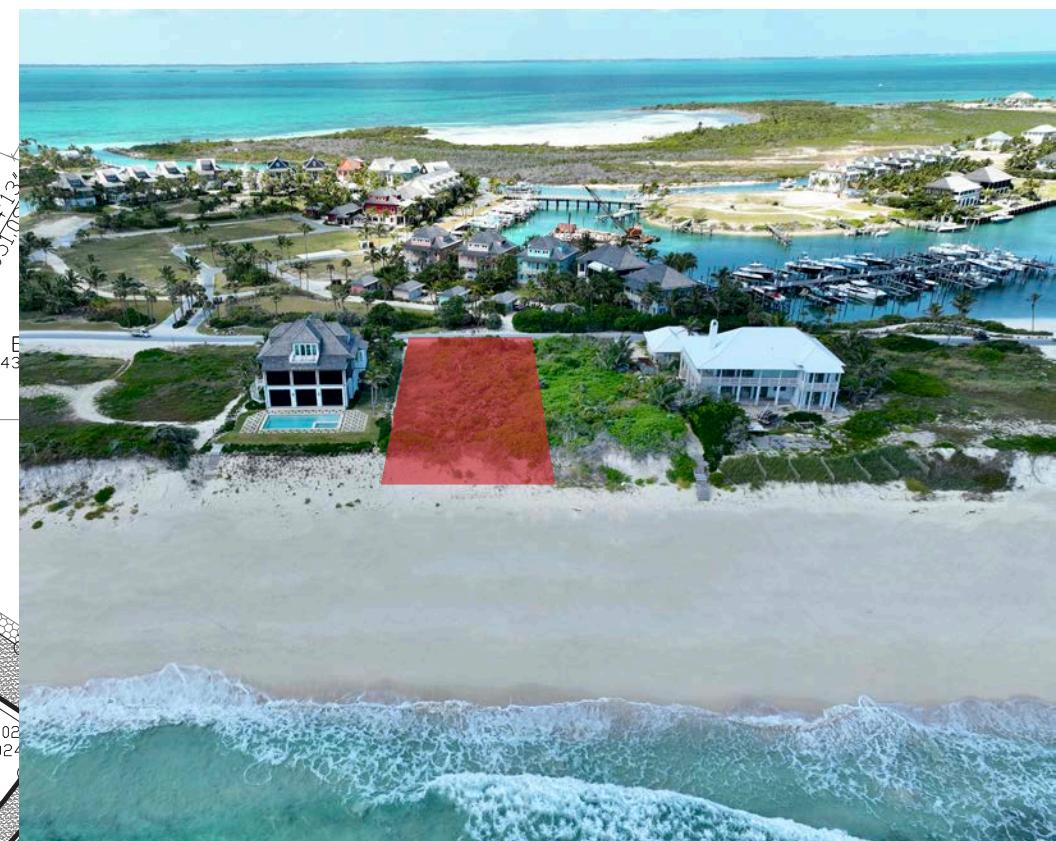
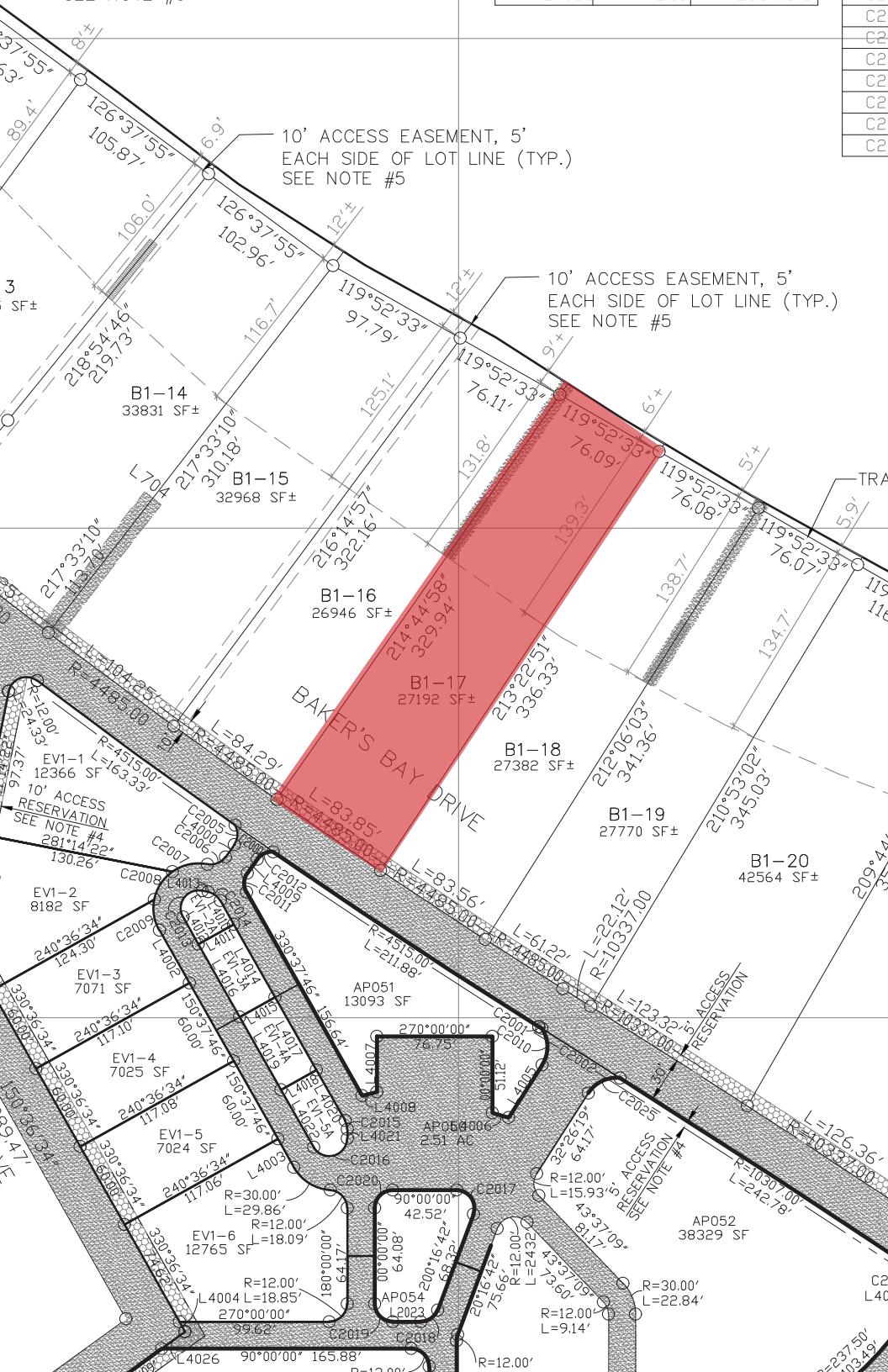
Land Area 27,192sf | .62 acres

Beach Frontage 76'

Depth of Lot 332'

Views Atlantic Ocean | East Village





Cost Breakdown

Marina Village Estate Homesite B1-17	\$3,600,000
VAT on Sales Price (5%)	\$180,000
Attorney Fee (0.5% of Purchase Price)	\$18,000
VAT on Attorney Fee (10%)	\$1,800
Club Membership Initiation	\$250,000
Total Initial Costs	\$4,049,800
Proposed 2026 Club Dues (prorated)	\$95,400
Proposed 2026 HOA Dues (prorated)	\$43,260
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 | bakersbayclub.com