

# Marina Village Homesite B1-17







**Baker's Bay**  
GOLF & OCEAN CLUB

Homesite B1-17

GUMELEMI CAY  
PRIVATE ISLAND ESTATE

CHAPEL  
POINT

WHALE'S TAIL  
ESTATE LOTS

ATLANTIC  
OCEAN

SIP SIP

Plant Nursery  
& Orchard

BEACH CLUB

- Main Family Pool
- Spa & Fitness
- Lap Pool
- Locker Rooms
- Whale's Tail Ocean Front Dining
- Dune Beach Bar & Grill
- Great Lawn
- Coconut's Kid's Club

BEACH  
CLUB COTTAGES

BAKER'S BAY  
ESTATE LOTS

Sea of Abaco

GOLF COURSE

- Practice Range
- Short Game Area
- Pro Shop

BAKER'S BAY

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

ATLANTIC CLUB

ATLANTIC CLUB COTTAGES

ATLANTIC COAST HOMES



ATLANTIC FLATS

BAKER'S BAY MARINA VILLAGE

- 105 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

MARINA VILLAGE POOL

SUNRISE BEACH COTTAGES

SUNRISE BEACH FLATS

SUNSET PIER FLATS

MANGROVE PRESERVE

FOR PRESERVATION STUDY

SAND FLATS

DIAMOND POINT

SEA PORT

- Sea Plane Ramp
- Fueling Pier
- Customs & Immigration

EAST VILLAGE  
• Dockside Bar and Grill  
• Fitness Center  
• Muscle Beach  
• Pool

Marsh Harbour

SETTLEMENT

via Bonnaventure  
innousobellegradre





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

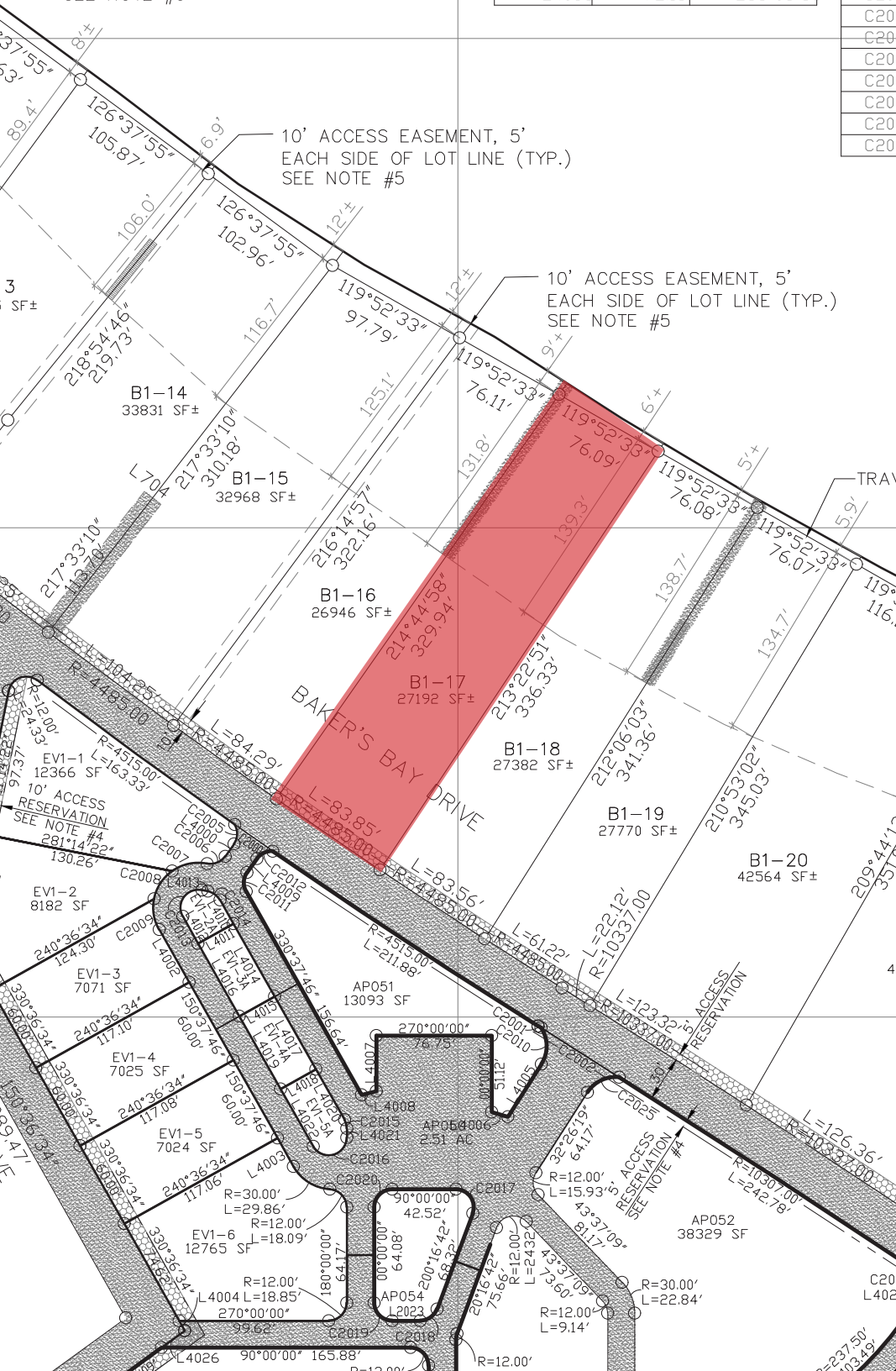
Beach Frontage 76'

Depth of Lot 332'

Views Atlantic Ocean | East Village







C204
C204
C204
C204
C206
C206
C206
C208





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
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Total Initial Costs	\$4,049,800
Proposed 2026 Club Dues (prorated)	\$95,400
Proposed 2026 HOA Dues (prorated)	\$43,260
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Proposed 2026 Total Annual Costs	\$138,660*

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](mailto:info@bakersbayclub.com) | [bakersbayclub.com](http://bakersbayclub.com)