

Marina Village Homesite B1-19



Baker's Bay
GOLF & OCEAN CLUB





Baker's Bay
GOLF & OCEAN CLUB

Homesite B1-19

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

BAKER'S BAY
ESTATE LOTS



GOLF COURSE

- Practice Range
- Short Game Area
- Pro Shop

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

WHALE'S TAIL
ESTATE LOTS



SIP SIP

Plant Nursery
& Orchard

ATLANTIC CLUB

ATLANTIC CLUB COTTAGES

ATLANTIC COAST HOMES

BAKER'S BAY



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

SUNRISE BEACH
COTTAGES

SUNRISE BEACH
FLATS

SUNSET PIER
FLATS

MANGROVE PRESERVE

MARINA VILLAGE
POOL

FIP PRESERVATION
+ STUDY

SAND FLATS

Marsh
Harbour

SEA PORT

- Sea Plane Ramp
- Fueling Pier
- Customs & Immigration

EAST VILLAGE

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

DIAMOND POINT

SETTLEMENT

*via Bonnaventure
innouobellegrade*



SHELL ISLAND



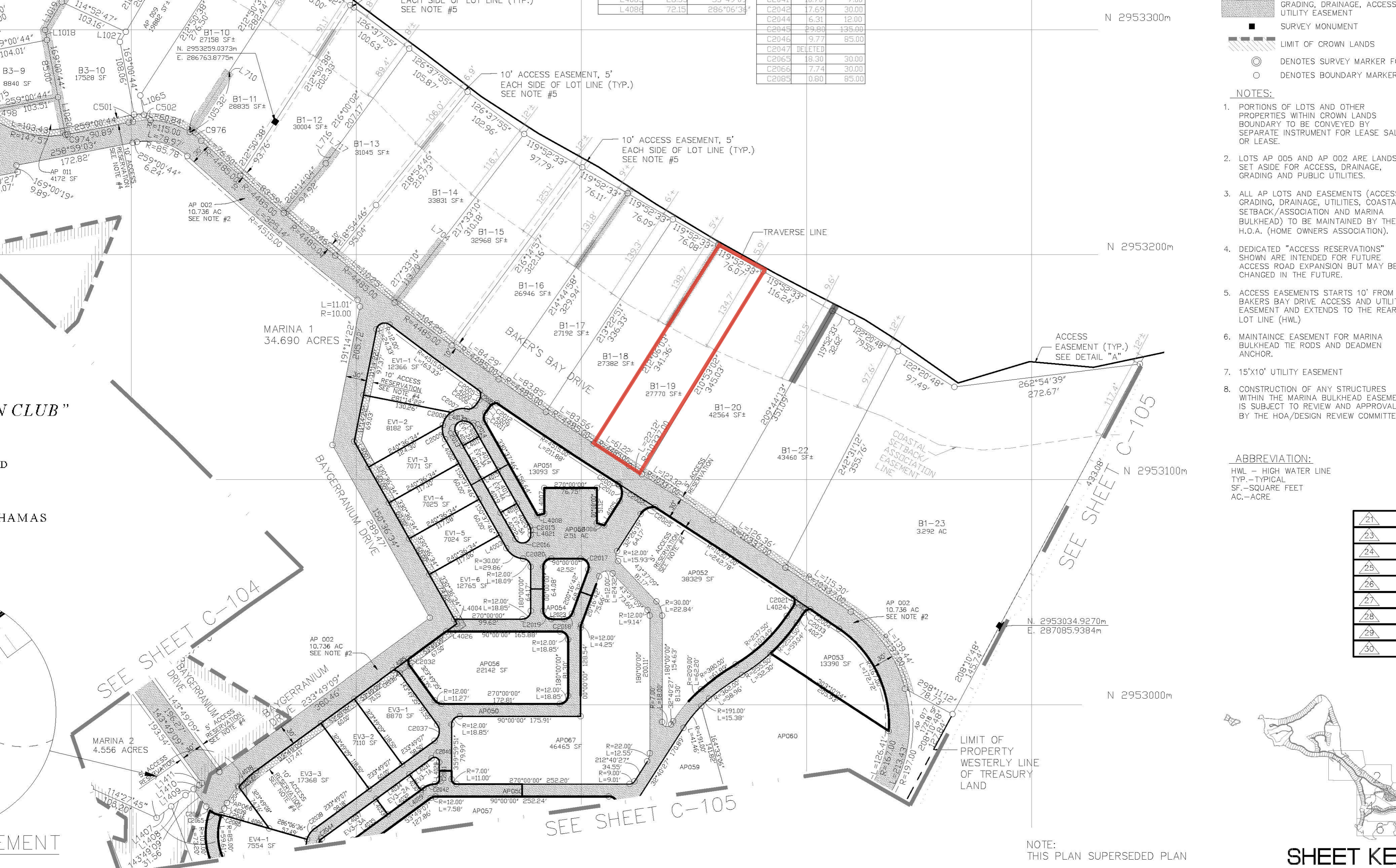
Marina Village homesite B1-19 is an Atlantic Ocean estate sized lot located between our Marina Village and East Village neighborhoods. This homesite features over 100 ft of beach frontage, northeast orientation with sunrise views and panoramas over the lively blue waters of the Atlantic Ocean. Just steps 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 | 27,770sf .64 acres |
| Beach Frontage | 76' |
| Depth of Lot | 342'' |
| Views | Atlantic Ocean East Village |



Marina Village Homesite B1-19





| | | |
|-------|---------|--------|
| C2042 | 16.79 | 7.89 |
| C2044 | 6.31 | 12.00 |
| C2045 | 29.80 | 135.00 |
| C2046 | 9.77 | 85.00 |
| C2047 | DELETED | |
| C2065 | 18.30 | 30.00 |
| C2066 | 7.74 | 30.00 |
| C2085 | 0.80 | 85.00 |

- GRADING, DRAINAGE, ACCESS, UTILITY EASEMENT
- SURVEY MONUMENT
- LIMIT OF CROWN LANDS
- DENOTES SURVEY MARKER FOR
- DENOTES BOUNDARY MARKER

- NOTES:**
- PORTIONS OF LOTS AND OTHER PROPERTIES WITHIN CROWN LANDS BOUNDARY TO BE CONVEYED BY SEPARATE INSTRUMENT FOR LEASE SA... OR LEASE.
 - LOTS AP 005 AND AP 002 ARE LANDS SET ASIDE FOR ACCESS, DRAINAGE, GRADING AND PUBLIC UTILITIES.
 - ALL AP LOTS AND EASEMENTS (ACCESS, GRADING, DRAINAGE, UTILITIES, COASTAL SETBACK/ASSOCIATION AND MARINA BULKHEAD) TO BE MAINTAINED BY THE H.O.A. (HOME OWNERS ASSOCIATION).
 - DEDICATED "ACCESS RESERVATIONS" SHOWN ARE INTENDED FOR FUTURE ACCESS ROAD EXPANSION BUT MAY BE CHANGED IN THE FUTURE.
 - ACCESS EASEMENTS STARTS 10' FROM BAKERS BAY DRIVE ACCESS AND UTIL... EASEMENT AND EXTENDS TO THE REAR LOT LINE (HWL)
 - MAINTANCE EASEMENT FOR MARINA BULKHEAD TIE RODS AND DEADMEN ANCHOR.
 - 15'X10' UTILITY EASEMENT
 - CONSTRUCTION OF ANY STRUCTURES WITHIN THE MARINA BULKHEAD EASEMENT IS SUBJECT TO REVIEW AND APPROVAL BY THE HOA/DESIGN REVIEW COMMITTEE

ABBREVIATION:
 HWL - HIGH WATER LINE
 TYP. - TYPICAL
 SF. - SQUARE FEET
 AC. - ACRE

| |
|----|
| 21 |
| 23 |
| 24 |
| 25 |
| 26 |
| 27 |
| 28 |
| 29 |
| 30 |

NOTE:
THIS PLAN SUPERSEDED PLAN

SHEET KE

Cost Breakdown

| | |
|----------------------------------------------|-------------|
| Marina Village Estate Homesite B1-19 | \$4,000,000 |
| VAT on Sales Price (5%) | \$200,000 |
| Attorney Fee (0.5% of Purchase Price) | \$20,000 |
| VAT on Attorney Fee (10%) | \$2,000 |
| Club Membership Initiation | \$250,000 |
| <hr/> | |
| Total Initial Costs | \$4,472,000 |
| | |
| 2025 Club Dues (prorated) | \$93,000 |
| 2025 Homeowners' Association Dues (prorated) | \$42,000 |
| <hr/> | |
| 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