

# Marina Village Homesite B1-19



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





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### 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 Pavilion
- 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

JOES CREEK

SAND FLATS

#### SEA PORT

- Sea Plane Ramp
- Fueling Pier
- Customs & Immigration

EAST  
VILLAGE

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

Marsh  
Harbour

DIAMOND  
POINT

SETTLEMENT

*via Bonnaventure  
innouobellegrade*



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



## 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
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Total Initial Costs	\$4,472,000
2025 Club Dues (prorated)	\$93,000
2025 Homeowners' Association Dues (prorated)	\$42,000
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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](mailto:info@bakersbayclub.com) | [bakersbayclub.com](http://bakersbayclub.com)