



Baker's Bay
GOLF & OCEAN CLUB

Marina Village Homesite B1-19

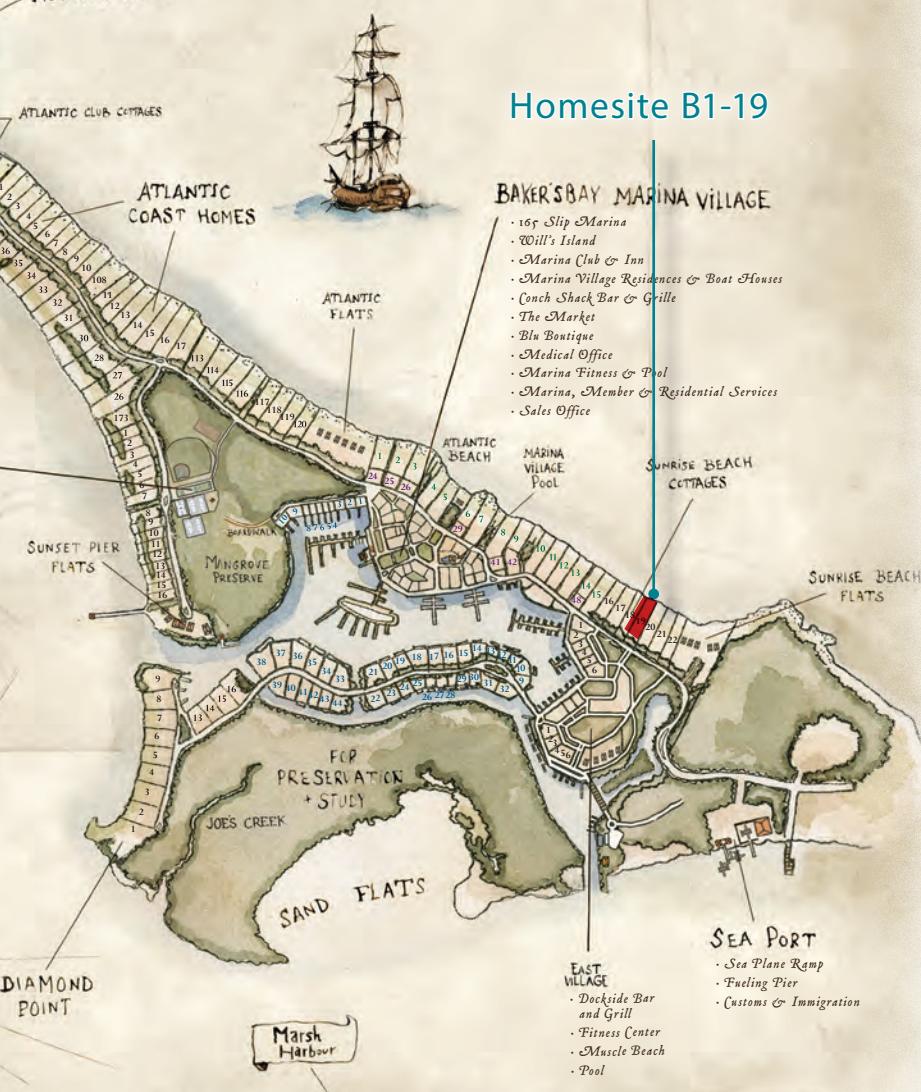




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GOLF & OCEAN CLUB



Homesite B1-19



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SETTLEMENT

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



ES:
TIONS OF LOTS AND OTHER PROPERTIES WITHIN CROWN LANDS BOUNDARY TO BE CONVEYED BY SEPARATE INSTRUMENT FOR LEASE SALE OR LEASE.

AP 005 AND AP 002 ARE LANDS HELD ASIDE FOR ACCESS, DRAINAGE, COASTAL EROSION MITIGATION AND PUBLIC UTILITIES.

AP LOTS AND EASEMENTS (ACCESS, DRAINAGE, UTILITIES, COASTAL EROSION MITIGATION, BACK/ASSOCIATION AND MARINA BULKHEAD) TO BE MAINTAINED BY THE HOA (HOME OWNERS ASSOCIATION).

LOCATED "ACCESS RESERVATIONS" ARE INTENDED FOR FUTURE ACCESS ROAD EXPANSION BUT MAY BE CHANGED IN THE FUTURE.

ACCESS EASEMENTS STARTS 10' FROM THE END OF MURKINS BAY DRIVE ACCESS AND UTILITIES EASEMENT AND EXTENDS TO THE REAR OF THE HIGH WATER LINE (HWL)

MAINTAINCE EASEMENT FOR MARINA BULKHEAD TIE RODS AND DEADMEN TIE RODS.

10' UTILITY EASEMENT

CONSTRUCTION OF ANY STRUCTURES IN THE MARINA BULKHEAD EASEMENT IS SUBJECT TO REVIEW AND APPROVAL BY THE HOA/DESIGN REVIEW COMMITTEE.

REVATION:

- HIGH WATER LINE
- TYPICAL
- SQUARE FEET
- CREE

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ELEMENT

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REV A:

- HIGH WATER LINE
TYPICAL
SQUARE FEET
35

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A detailed line drawing of the human respiratory system. It starts with the nasal cavity at the top, leading into the pharynx. Below the pharynx is the larynx. From the larynx, the trachea descends and branches into the bronchi, which further divide into smaller bronchioles. The diagram uses hatching to represent mucous membranes and various numbers (1, 2, 3, 4, 5, 6) to label specific anatomical structures or regions within the tracheobronchial tree.

NOTE:
THIS PLAN SUPERSEDED PLAN

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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
Total Initial Costs	\$4,472,000
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



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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