

Marina Village Homesite B1-19





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

SEA PORT

- Sea Plane Ramp
- Fueling Pier
- Customs & Immigration

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



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

ATLANTIC
OCEAN

ATLANTIC CLUB

ATLANTIC CLUB COTTAGES

ATLANTIC
COAST HOMES

ATLANT



BEACH

SUNRISE BEACH

SUNRISE BEACH

DIAMOND
POINT

Marsh

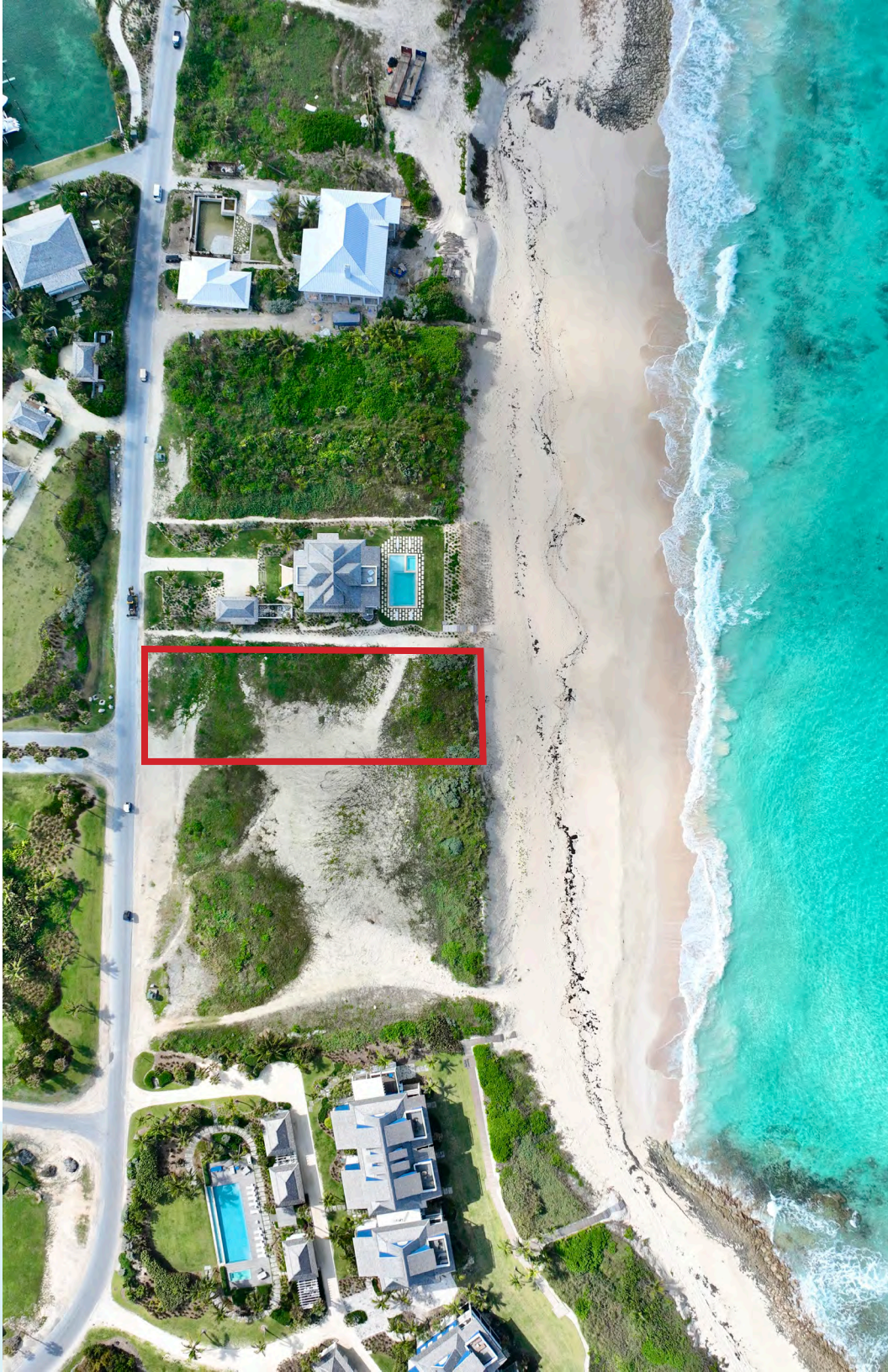
EAST
VILLAGE

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

SETTLEMENT

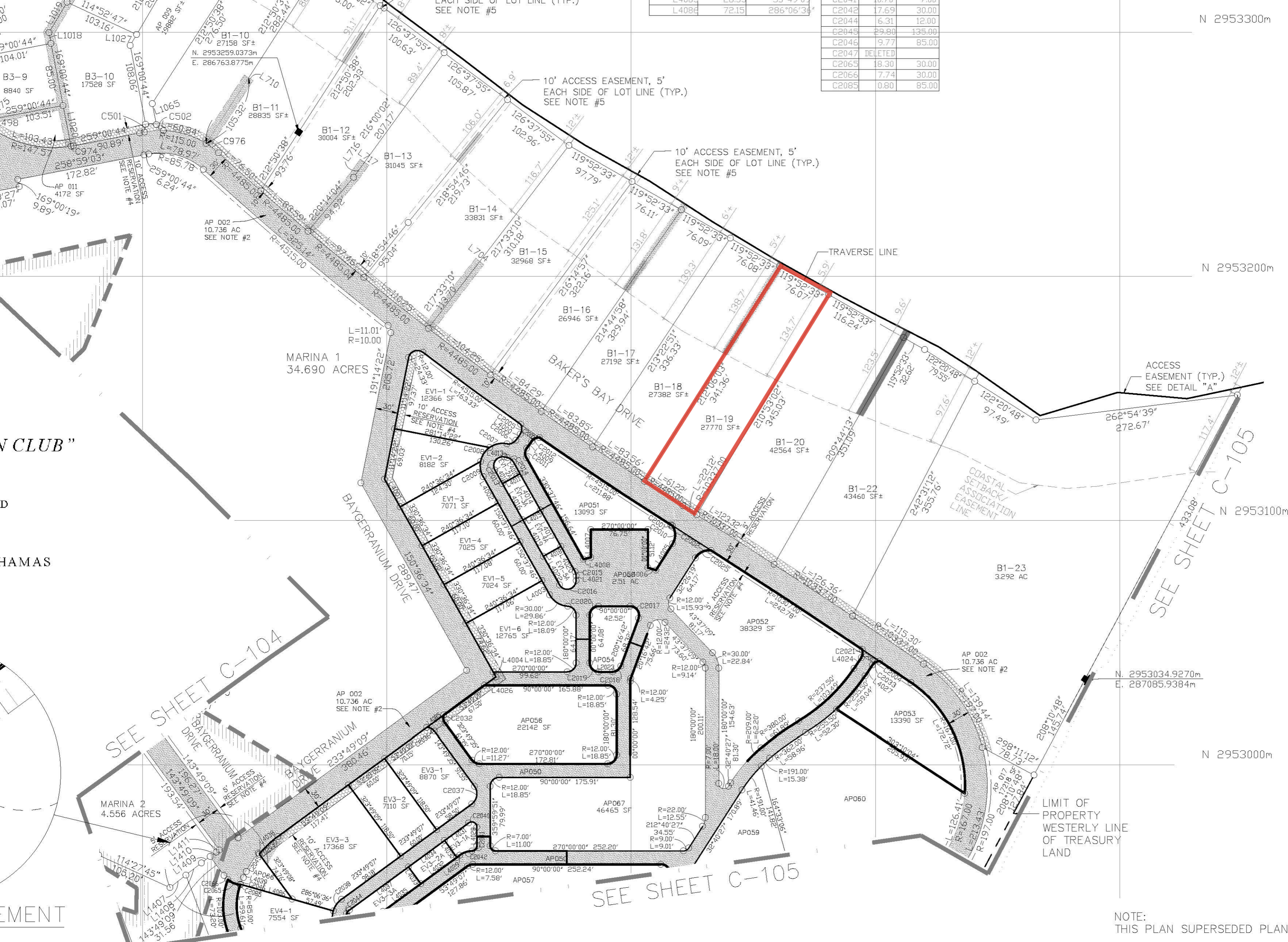
Marina Village homesite B1-19 is an Atlantic Ocean estate sized lot located between our Marina Village and East Village neighborhoods. This homesite features over 100 ft of beach frontage, northeast orientation with sunrise views and panoramas over the lively blue waters of the Atlantic Ocean. Just steps 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





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 SET ASIDE FOR ACCESS, DRAINAGE, GRADING AND PUBLIC UTILITIES.
- 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 UTILITY EASEMENT AND EXTENDS TO THE REAR LOT LINE (HWL)
- MAINTAINANCE 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

SEE SHEET C-104

SEE SHEET C-105

SEE SHEET C-105

NOTE:
THIS PLAN SUPERSEDES 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
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Total Initial Costs	\$4,472,000
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 | bakersbayclub.com