

Marina Village Homesite B1-19





Baker's Bay
GOLF & OCEAN CLUB

Homesite B1-19

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

GOLF COURSE

- Practice Range
- Short Game Area
- Pro Shop

Sea of Abaco

BAKER'S BAY

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

SUNRISE BEACH
COTTAGES

SUNRISE BEACH
FLATS

SUNSET PIER
FLATS

MANGROVE
PRESERVE

FOR
PRESERVATION
+ STUDY

SAND FLATS

DIAMOND
POINT

Marsh
Harbour

SEA PORT

- Sea Plane Ramp
- Fueling Pier
- Customs & Immigration

EAST
VILLAGE

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

SETTLEMENT

via Bonnaventures
innousobellegradre

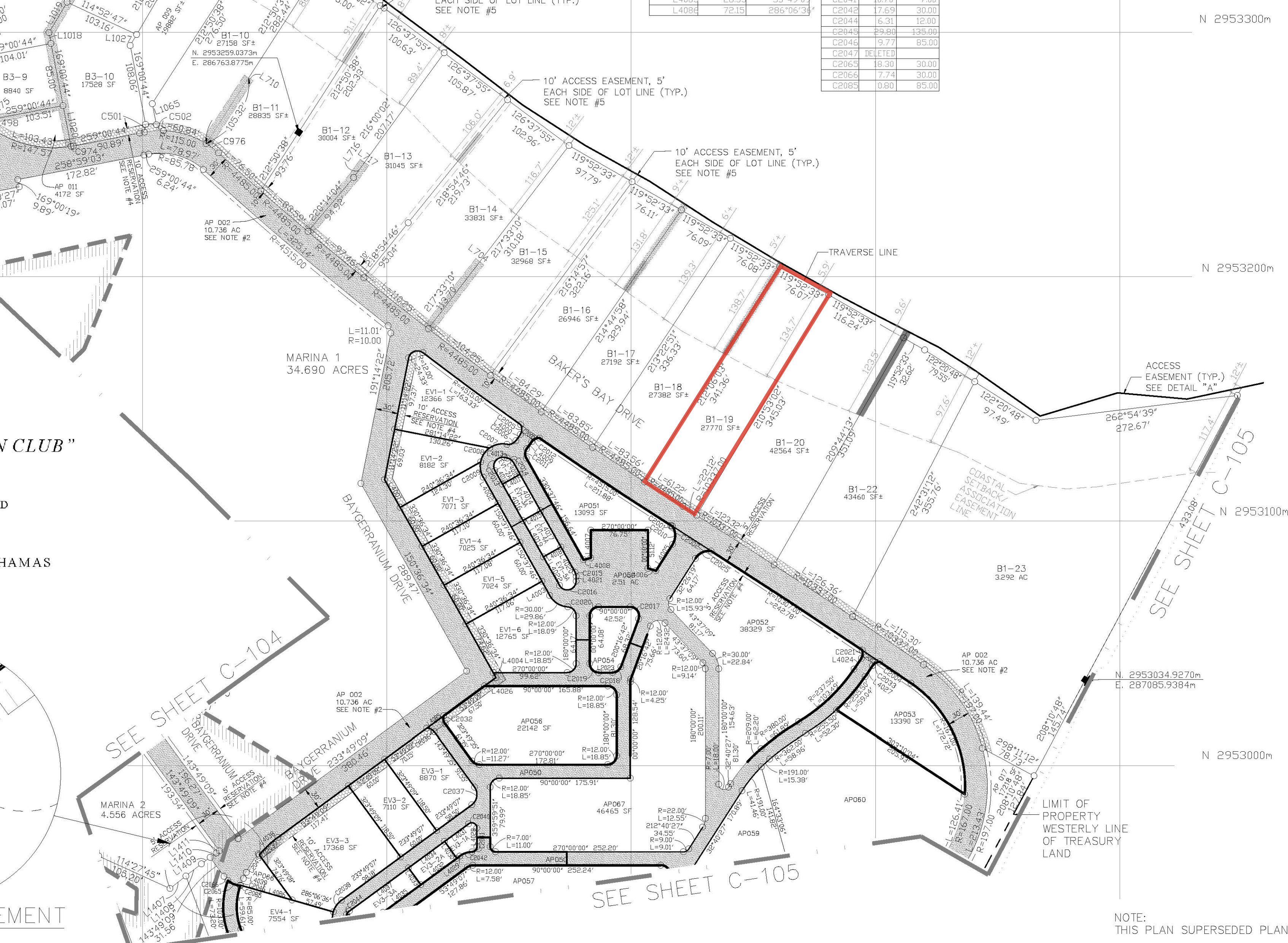
Marina Village homesite B1-19 is an Atlantic Ocean estate sized lot located between our Marina Village and East Village neighborhoods. This homesite features over 100 ft of beach frontage, northeast orientation with sunrise views and panoramas over the lively blue waters of the Atlantic Ocean. Just steps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





C2041	16.79	7.89
C2042	17.69	30.00
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

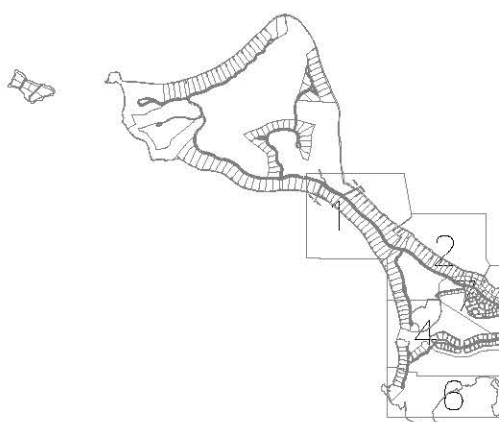
NOTES:

1. PORTIONS OF LOTS AND OTHER PROPERTIES WITHIN CROWN LANDS SET ASIDE FOR ACCESS, DRAINAGE, GRADING AND PUBLIC UTILITIES.
2. LOTS AP 005 AND AP 002 ARE LANDS SET ASIDE FOR ACCESS, DRAINAGE, GRADING AND PUBLIC UTILITIES.
3. ALL AP LOTS AND EASEMENTS (ACCESS, DRAINAGE, UTILITIES, COASTAL SETBACK/ASSOCIATION AND MARINA BULKHEAD) TO BE MAINTAINED BY THE H.O.A. (HOME OWNERS ASSOCIATION).
4. DEDICATED "ACCESS RESERVATIONS" SHOWN ARE INTENDED FOR FUTURE ACCESS ROAD EXPANSION BUT MAY BE CHANGED IN THE FUTURE.
5. ACCESS EASEMENTS STARTS 10' FROM BAKERS BAY DRIVE ACCESS AND UTILITY EASEMENT AND EXTENDS TO THE REAR LOT LINE (HWL)
6. MAINTAINANCE EASEMENT FOR MARINA BULKHEAD TIE RODS AND DEADMEN ANCHOR.
7. 15'X10' UTILITY EASEMENT
8. 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 SUPERSEDES PLAN

Cost Breakdown

Marina Village Estate Homesite B1-19 VAT	\$5,000,000
on Sales Price (5%)	\$250,000
Attorney Fee (0.5% of Purchase Price) VAT	\$25,000
on Attorney Fee (10%)	\$2,500
Club Membership Initiation (70% equity)	\$750,000
Total Initial Costs	\$6,027,500
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





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