



Baker's Bay
GOLF & OCEAN CLUB

Marina Village Homesite B1-9





Baker's Bay
GOLF & OCEAN CLUB

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

WHALE'S TAIL
ESTATE LOTS



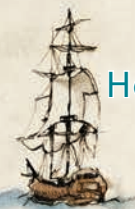
ATLANTIC
OCEAN

SIP SIP

Plant Nursery
& Orchard

ATLANTIC CLUB

ATLANTIC CLUB COTTAGES



Homesite B1-9

BAKER'S BAY
ESTATE LOTS

Sea of Abaco

GOLF COURSE

- Practice Range
- Short Game Area
- Pro Shop

BAKER'S BAY

ATLANTIC COAST HOMES

ATLANTIC FLATS

BAKER'S BAY MARINA VILLAGE

- 107 Slip Marina
- Will's Island
- Marina Club & Inn
- Marina Village Residences & Boat Houses
- Couch Shack Bar & Grill
- The Market
- Bar Boutique
- Medical Office
- Marina Fitness & Pool
- Marina, Member & Residential Services
- Sales Office

SUNRISE BEACH COTTAGES

SUNRISE BEACH FLATS

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

SUNSET PIER FLATS

MANGROVE PRESERVE

ATLANTIC BEACH

FOR 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

DIAMOND POINT

Marsh Harbour

SETTLEMENT

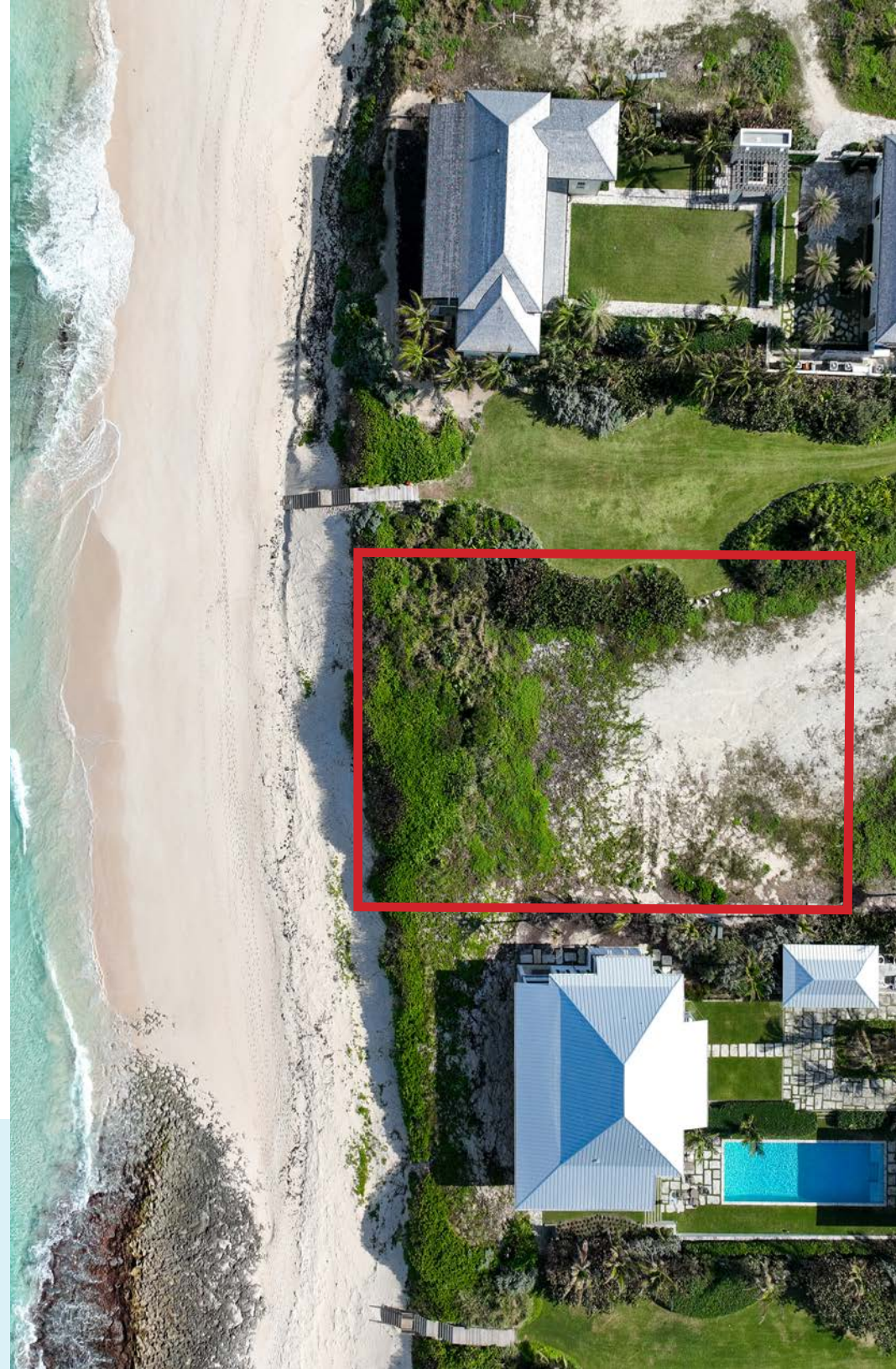
*via Bonnaventure
innouso bellegrade*



SHELL ISLAND

Marina Village homesite B1-9 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	22,144 sf .51 acres
Beach Frontage	103'
Depth of Lot	206'
Views	Atlantic Ocean/Marina



Marina Village Homesite B1-9



Cost Breakdown

Marina Village Estate Homesite B1-9	\$3,900,000
VAT on Sales Price (5%)	\$195,000
Attorney Fee (0.5% of Purchase Price)	\$19,500
VAT on Attorney Fee (10%)	\$1,950
Club Membership Initiation	\$250,000
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Total Initial Costs	\$4,366,450
2024 Club Dues (prorated)	\$84,185
2024 Homeowners' Association Dues (prorated)	\$40,200
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2024 Total Annual Costs	\$124,385





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