



Baker's Bay
GOLF & OCEAN CLUB

Marina Island Homesite 13 | B2-90





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

BAKER'S BAY
ESTATE LOTS

Sea of Abaco

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

SIP SIP

Plant Nursery & Orchard

ATLANTIC CLUB

ATLANTIC CLUB COTTAGES

ATLANTIC COAST HOMES

BAKER'S BAY



ATLANTIC FLATS

BAKER'S BAY MARINA VILLAGE

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

ATLANTIC BEACH

MARINA VILLAGE POOL

SUNRISE BEACH COTTAGES

SUNSET PIER FLATS

MANGROVE PRESERVE

SUNRISE BEACH FLATS

Marina Island Homesite 13

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*



Located within the Marina Island neighborhood, Lot 13 is the perfect home-site for the active island family. With a 50ft floating dock already in place as well as a boat lift, owners can access their center console and other water toys without having to leave their property. Separate from, but in close proximity to the new East Village amenities and Marina Village, this home-site offers close proximity to the energy of the Baker's Bay community, while providing privacy for those seeking calming views of the marina and their own boats. This lot is ideal for the pre-designed boathouse floor plan.

Land Area	7,459 sf .17 acres
Marina Frontage	83'
Depth of Lot	86'
Length of dock	50'
Views	Marina/ Marina Village

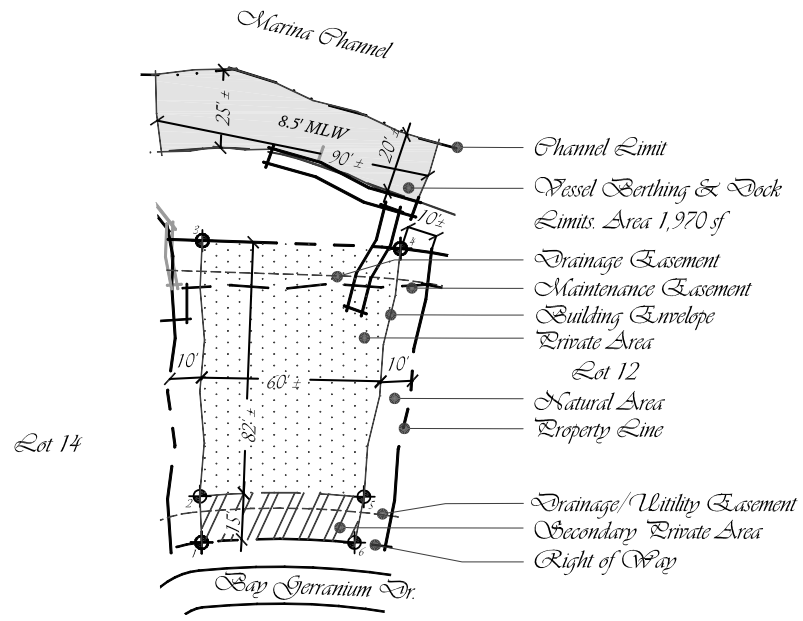


Marina Island Homesite 13





Captain's Cottage Lot 13
(B13; B2-90)



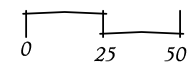
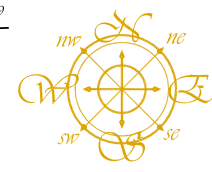
NOTE: All dock and piling construction must be approved by the Bakers Bay Design Review Committee (DRC) and follow any and all standards with regards to materials and methods of construction.

November 23, 2009
November 18, 2009

Legend

	Natural Area		Lot Boundary / Property Line
	Secondary Private Area		Building Envelope Boundary
	Private Area		Stake Location and Number
	Transition Area		
	Drainage/Utility Easement		
	Access Easement		

Lot Area: 7,459 SF±
Private Area: 4,732 SF±
Building Envelope Area: 5,495 SF±
Total Depth of Lot: 97'



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Cost Breakdown

Marina Island Homesite 13	\$2,950,000
VAT on Sales Price (5%)	\$147,500
Attorney Fee (0.5% of Purchase Price)	\$14,750
VAT on Attorney Fee (10%)	\$1,475
Club Membership Initiation	\$250,000
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Total Initial Costs	\$3,363,725
2023 Club Dues (prorated)	\$76,500
2023 Homeowners' Association Dues (prorated)	\$36,500
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2023 Total Annual Costs	\$113,000





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