

# Marina Island Homesite 16







**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

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

WHALE'S TAIL  
ESTATE LOTS



ATLANTIC  
OCEAN

SIPSIP

Plant Nursery  
& Orchard

ATLANTIC CLUB

ATLANTIC CLUB COTTAGES

ATLANTIC  
COAST HOMES

BAKER'S BAY



### 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

ATLANTIC  
FLATS

MARINA  
VILLAGE  
POOL

SUNRISE BEACH  
COTTAGES

SUNRISE BEACH  
FLATS

SUNSET PIER  
FLATS

MANGROVE  
PRESERVE

FOR  
PRESERVATION  
STUDY

SAND FLATS

DIAMOND  
POINT

### SEA PORT

- Sea Plane Ramp
- Fueling Pier
- Customs & Immigration

EAST  
VILLAGE

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

Marsh  
Harbour

SETTLEMENT

Marina Island Homesite 16

via Bonnaventure  
innousobellegradre





Located within the Marina Island neighborhood, Lot 16 is the perfect home-site for the active island family. With 100' of harbor frontage, owners can access their yacht, sport-fish, center console or other water toys without having to leave their property. Separate from, but directly across from the Marina Village, this home-site offers close proximity to the energy of the Baker's Bay community, while providing privacy for those seeking peace and quiet. Ample room to build a pre-designed or custom home as well as an optional guest house and pool.

Land Area	14,296 sf   .32 acres
Marina Frontage	100'
Depth of Lot	143'
Views	Marina/ Marina Village





# Marina Island Homesite 16





Cost Breakdown

Marina Island Homesite 16	\$4,750,000
VAT on Sales Price (5%)	\$237,500
Attorney Fee (0.5% of Purchase Price)	\$23,750
VAT on Attorney Fee (10%)	\$2,375
Club Membership Initiation	\$250,000
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Total Initial Costs	\$5,263,625

2022 Club Dues (prorated)	\$68,750
2022 Homeowners’ Association Dues (prorated)	\$29,700
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2022 Total Annual Costs	\$98,450







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](mailto:info@bakersbayclub.com) | [bakersbayclub.com](http://bakersbayclub.com)