

## Marina Island Homesite 16





## 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 predesigned 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'

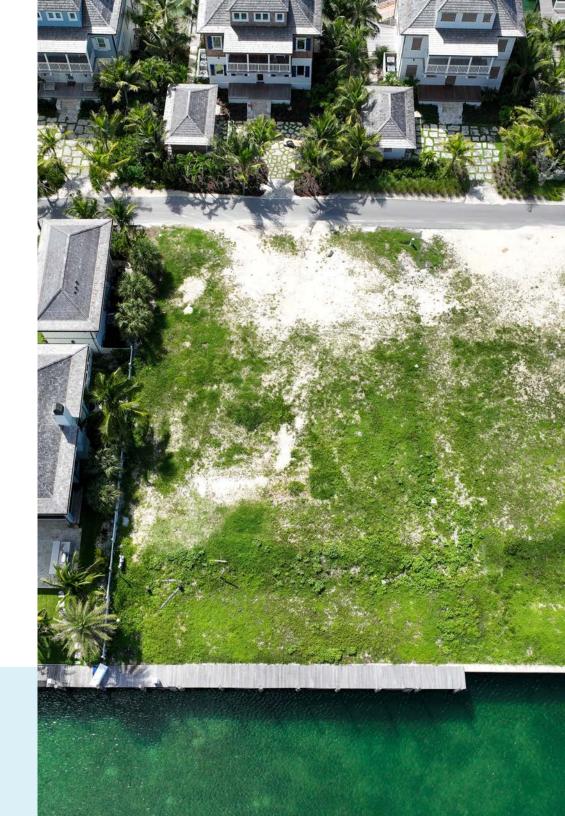
Views Marina / Marina Village





## 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
Total Initial Costs	\$5,263,625
2022 Club Dues (prorated)	\$68,750
2022 Homeowners' Association Dues (prorated)	\$29,700
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 | bakersbayclub.com