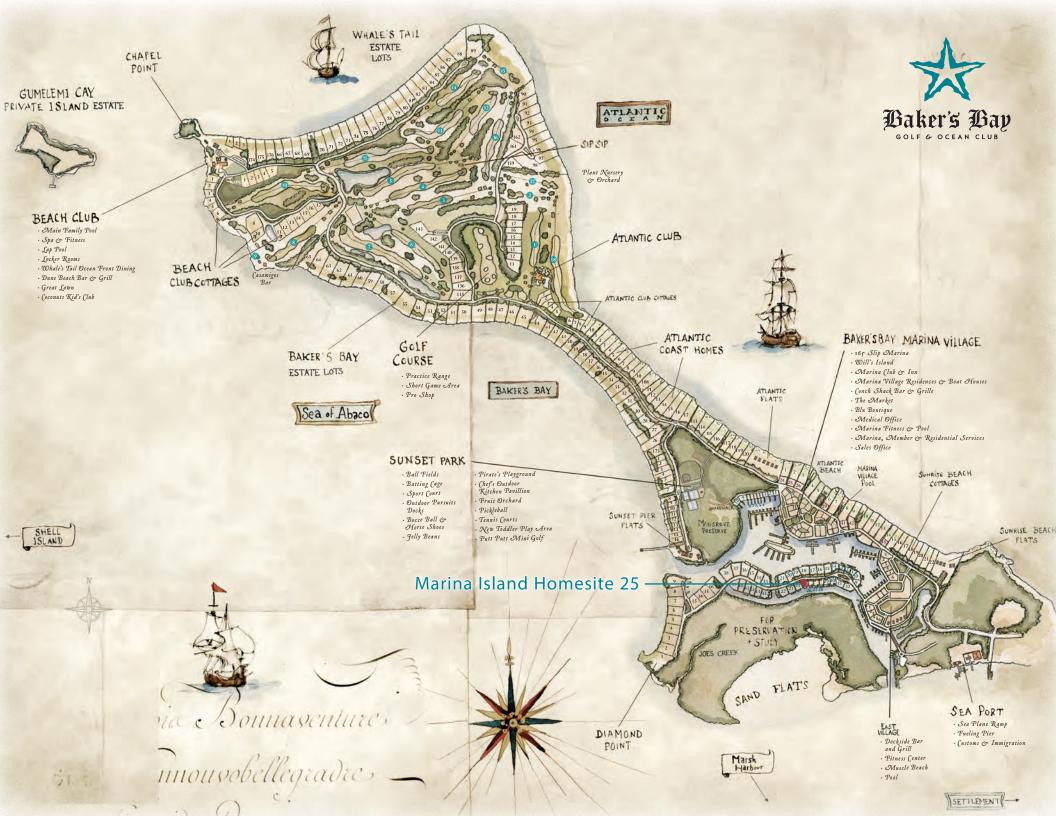


Marina Island Homesite 25





Located within the Marina Island neighborhood, Lot 25 is the perfect home-site for the active island

family. With 100' of channel frontage, owners can access their center console and other water toys without having to leave their property. Separate from, but in close proximity to the East Village and 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 14,466 sf | .33 acres

Marina Frontage 100'

Depth of Lot 126'

Views Mangroves/ Sea of Abaco





Cost Breakdown

Marina Island Homesite 25	\$3,500,000
VAT on Sales Price (5%)	\$175,000
Attorney Fee (0.5% of Purchase Price)	\$17,500
VAT on Attorney Fee (10%)	\$1,750
Club Membership Initiation	\$250,000
Total Initial Costs	\$3,944,250
2023 Club Dues (prorated)	\$76,500
2023 Homeowners' Association Dues	\$36,500
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