

Marina Island Homesite 25



Baker's Bay
GOLF & OCEAN CLUB





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GUMELEMI CAY
PRIVATE ISLAND ESTATE

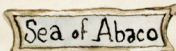


BEACH CLUB

- 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



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 Pavilion
- Fruit Orchard
- Pickleball
- Tennis Courts
- New Toddler Play Area
- Putt Putt Mini Golf

SHELL ISLAND

WHALE'S TAIL ESTATE LOTS



SIP SIP

Plant Nursery & Orchard

ATLANTIC CLUB

ATLANTIC CLUB COTTAGES

ATLANTIC COAST HOMES

BAKER'S BAY



ATLANTIC FLATS

BAKER'S BAY MARINA VILLAGE

- 105 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

SUNRISE BEACH COTTAGES

SUNRISE BEACH FLATS

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SUNSET PIER FLATS

MANGROVE PRESERVE

ATLANTIC BEACH

MARINA VILLAGE POOL

FOR PRESERVATION + STUDY
JOES CREEK
SAND FLATS

DIAMOND POINT

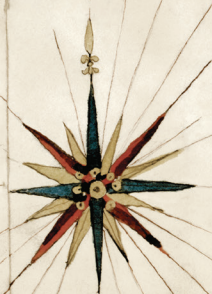
Marsh Harbour

SEA PORT

- Sea Plane Ramp
- Fueling Pier
- Customs & Immigration
- Dockside Bar and Grill
- Fitness Center
- Muscle Beach
- Pool

SETTLEMENT

*via Bonnaventure
innosobellegradre*



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 pre-designed 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



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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
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Total Initial Costs	\$3,944,250
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 | bakersbayclub.com