

# "Moonshine"





GUMELEMI CAY  
PRIVATE ISLAND ESTATE

CHAPEL POINT

SPA COTTAGES

SPA BUNGALOWS

WHALE'S TAIL  
ESTATE LOTS

ATLANTIC  
OCEAN

SIP SIP

Plant Nursery  
& Orchard

ATLANTIC CLUB COTTAGES  
(PHASE 2)

ATLANTIC CLUB

• Dining Pavilion  
• Bunker's Bar

ATLANTIC CLUB COTTAGES

ATLANTIC COAST HOMES

BAKER'S BAY MARINA VILLAGE

- 165 Slip Marina
- Marina Club & Inn
- Marina Village Residences & Boat Houses
- Conch Shack Bar & Grille
- The Market & Post Office
- Blu Boutique & Other Shops
- Medical Office
- Marina Fitness & Pool
- Marina, Member & Residential Services
- Sales Office

BEACH CLUB

- Main Family Pool
- Spa & Fitness
- Lap Pool
- Locker Rooms
- Whale's Tail Ocean Front Dining
- Palapa Beach Bar & Grill
- Great Lawn
- Coconut's Kid's Club
- Kid's Diner
- Theater
- Game Room
- Marine Science Classroom

BEACH CLUB COTTAGES

BAKER'S BAY  
ESTATE LOTS

GOLF COURSE

- Practice Range
- Short Game Area
- Pro Shop

BAKER'S BAY

Sea of Abaco

"Moonshine"

Notes

---



---



---



---



---



---



---



---



---



---

SHELL  
ISLAND

SUNSET PARK

- Ball Fields
- Batting Cage
- Sport Court
- Outdoor Pursuits
- Docks
- Bocce Ball & Horse Shoes
- Ropes Course
- Jelly Beans
- Pirate's Playground
- Hydroponic Garden
- Chef's Outdoor Kitchen Pavilion
- Fruit Orchard
- Pickle Ball
- Tennis Courts
- Trampolines
- Climbing Wall
- New Toddler Play Area
- Putt Putt Mini Golf

SUNSET PIER  
FLATS

MUNDSROVE  
PRESERVE

ATLANTIC BEACH

MARINA  
VILLAGE  
POOL

SUNRISE BEACH  
COTTAGES

EAST  
VILLAGE

- Dockside Bar and Grill
- Fitness Center
- Pool
- Zipline
- Waterslide

SUNRISE BEACH  
FLATS

FOP  
PRESERVATION  
STUDY

JOES CREEK

SAND FLATS

SEA PORT

- Sea Plane Docks & Ramp
- Fueling Pier
- Customs & Immigration



**Baker's Bay**  
GOLF & OCEAN CLUB

GREAT GUANA CAY  
ABACO, THE BAHAMAS  
TEL (954) 236-9561

WWW.BAKERSBAYCLUB.COM

*via Bonnaventure  
innosobellegrade*



DIAMOND  
POINT

Marsh  
Harbour

SETTLEMENT



“Moonshine” is every boater’s dream come true. The upside down floor plan, not only guarantees unobstructed, spectacular views of our mangrove nature preserve and the Sea of Abaco but also of your boats and other water toys. Proximity to your boat allows for spontaneous water adventures of all kinds. Expansive verandas allow for the perfect mix of indoor and outdoor living. Three guest suites with en-suites bathrooms are located on the first floor. With the open kitchen floor plan leading into a den that can be converted into an additional bedroom or left as a TV room. The third floor master suite with twin walk-in closets, a rooftop terrace and a spacious bathroom, ensures a little extra privacy even with a fully occupied home.

Land Area	7,950sf   .18 acres
Bedroom/Bathroom	4/5
A/C SF:	3,989
Dock Slip	50’ with two lifts
Depth of Lot	98’



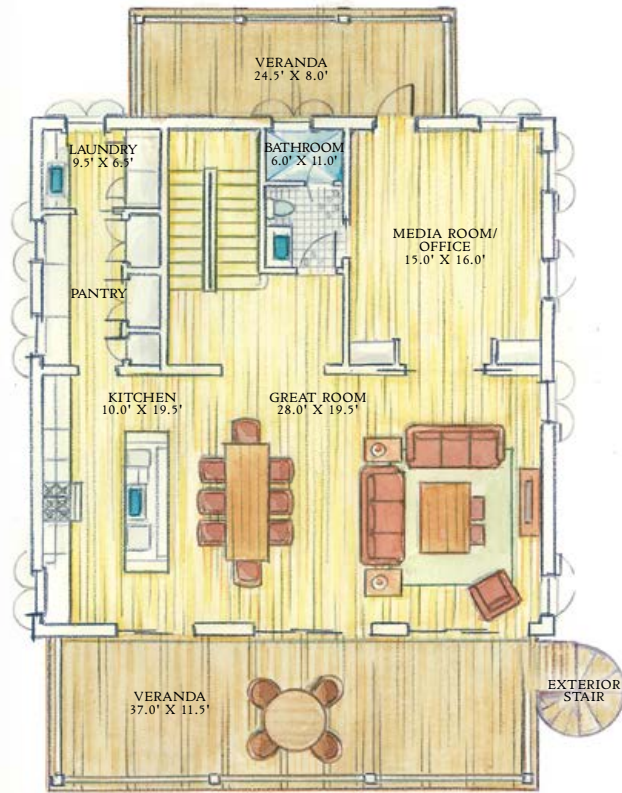


# "Moonshine" Floor Plan

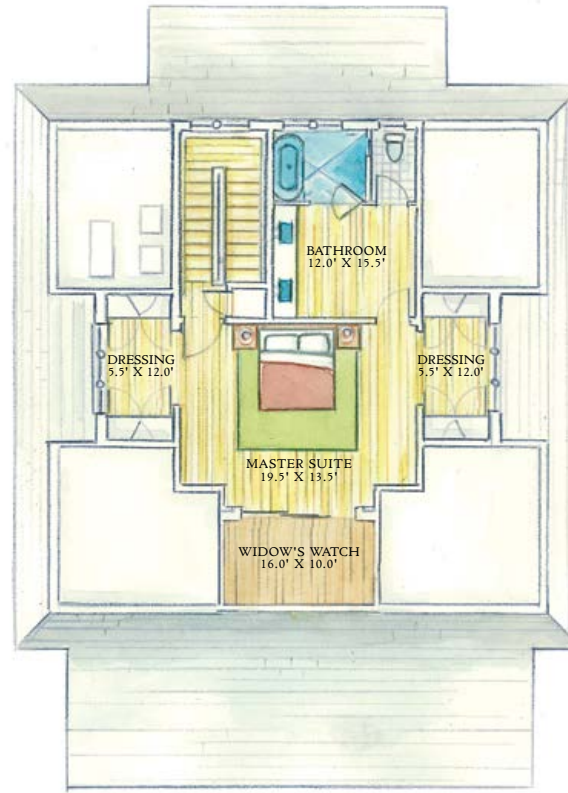
## BOATHOUSE



# "Moonshine" Floor Plan



SECOND FLOOR



ATTIC STORY

## BOATHOUSE



AREA	SQ. FT.
Air Conditioned	3,989
Porches / Balconies	943
<b>Total</b>	<b>4,932</b>











## Cost Breakdown

“Moonshine” Boathouse	\$11,000,000
VAT on Sales Price (5%)	\$550,000
Attorney Fee (0.5% of Purchase Price)	\$55,000
VAT on Attorney Fee (10%)	\$5,500
Club Membership Initiation	\$250,000
<hr/>	
Total Initial Costs	\$11,860,000
2022 Club Dues (prorated)	\$68,750
2022 Homeowners’ Association Dues (prorated)	\$29,700
<hr/>	
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)