

# 'Neverland' | Sunset Pier Flat #3







**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

CHAPEL POINT



WHALE'S TAIL  
ESTATE LOTS

ATLANTIC  
OCEAN

SIP SIP

Plant Nursery  
& Orchard

BEACH  
CLUB COTTAGES

Casamigos  
Bar

ATLANTIC CLUB

ATLANTIC CLUB COTTAGES

BAKER'S BAY  
ESTATE LOTS

GOLF COURSE

- Practice Range
- Short Game Area
- Pro Shop

Sea of Abaco

BAKER'S BAY

ATLANTIC COAST HOMES



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 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

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

"Neverland" | Sunset Pier Flat #3

via Bonnaventure  
innousobellegradre





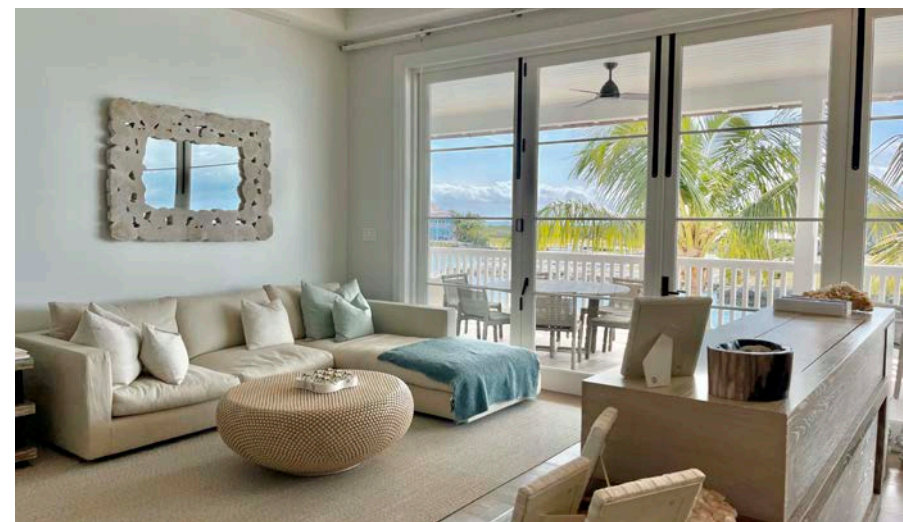
## 'Neverland' | Sunset Pier Flat #3

The Sunset Pier Flats are located on a private stretch of white sand beach along the Sea of Abaco within Baker's most desirable areas, Sunset Park. One of five second/third story, 3-bedroom flats within the enclave, Sunset Pier Flat #3 is a newly renovated, move in ready home with beautiful finishes. Owners will enjoy indoor/outdoor living with floor to ceiling accordion doors that open to an expansive lounging porch overlooking the calm Sea of Abaco and Marina entrance. Beyond the pool just outside your front door, this home is within walking distance of all the amenities in Sunset Park, including pickleball & tennis courts, a playground, and the much-loved comfort station 'Jelly Beans'.

Bedrooms	3
Bathrooms	3.5
Size	2,470 SF
Views	Marina / Sea of Abaco









Cost Breakdown

'Neverland'   Sunset Pier Flat #3	\$7,950,000
VAT on Sales Price (5%)	\$397,500
Attorney Fee (0.5% of Purchase Price)	\$39,750
VAT on Attorney Fee (10%)	\$3,975
Club Membership Initiation	\$250,000
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Total Initial Costs	\$8,641,225
2025 Club Dues (prorated)	\$93,000
2025 Condo Association Dues (prorated)	\$70,000
2025 Homeowners' Association Dues (prorated)	\$42,000
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2025 Total Annual Costs	\$205,000







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