



Baker's Bay
GOLF & OCEAN CLUB

'No Name' | Marina Front Residence



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
- Coconut's Kid's Club

BEACH CLUB COTTAGES

BAKER'S BAY
ESTATE LOTS

Sea of Abaco

GOLF COURSE

- Practice Range
- Short Game Area
- Pro Shop

SUNSET PARK

- Ball Fields
- Batting Cage
- Sport Courts
- Outdoor Pursuits
- 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

WHALE'S TAIL
ESTATE LOTS



ATLANTIC OCEAN

SIP SIP

Plant Nursery & Orchard

ATLANTIC CLUBS

ATLANTIC CLUB COTTAGES

ATLANTIC COAST HOMES

BAKER'S BAY



No Name | Marina Residence

BAKER'S BAY MARINA VILLAGE

- 165 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

ATLANTIC FLATS

ATLANTIC BEACH

MARINA VILLAGE Pool

SUNRISE BEACH COTTAGES

SUNRISE BEACH FLATS

SUNSET PIER FLATS

MANGROVE PRESERVE

FOR PRESERVATION + STUDY

JOES CREEK

SAND FLATS

DIAMOND POINT

Marsh Harbour

EAST VILLAGE

- Dockside Bar and Grill
- Fitness Center
- Muscle Beach
- Pool

SEA PORT

- Sea Plane Ramp
- Fueling Pier
- Customs & Immigration

SETTLEMENT

SHELL ISLAND

via Bonnaventure
innoisobellegradie



The materials, features, and amenities described and depicted herein are based upon current development plans, which are subject to change without notice. This development plan is not a legal or sales document and is intended to show only general relationships. It may be revised from time to time. Refer to plots, legal descriptions and CCP's for actual lot sites and restrictions. No guarantee is made that the features and amenities depicted by artist's renderings or otherwise described will be built, or if built, will be the same size or nature as depicted or described. Obtain the property report or its equivalent required by federal or state law and read it before signing anything. No federal or state agency judged the merits or value of any of this property. This promotional piece is not intended to constitute an offering in violation of the law of any jurisdiction.

“No Name” is the perfect family home. This home features four beautifully designed bedrooms, with the highlight being the master suite conveniently situated on the main floor offering unparalleled comfort, complete with en-suite bathroom and a walk-in closet, all designed to create a private haven of relaxation. The master suite’s strategic location affords easy access to the main living areas and the outdoor vistas, blending convenience with tranquility. ‘No Name’ is one of four marina front residences, at the heart of Marina Village. This home provides immediate access to gym facilities and is steps away from the Market and Conch Shack making it the perfect location for busy families looking to be at the center of the action.

Bed/Bath	4 bed/4.5 bath
A/C SQ	2,866 sf
Porches /Balconies	820 sf
Land Area	5,295 sf .12 acres
Views	Marina/ Marina Village



'No Name' Floor Plan

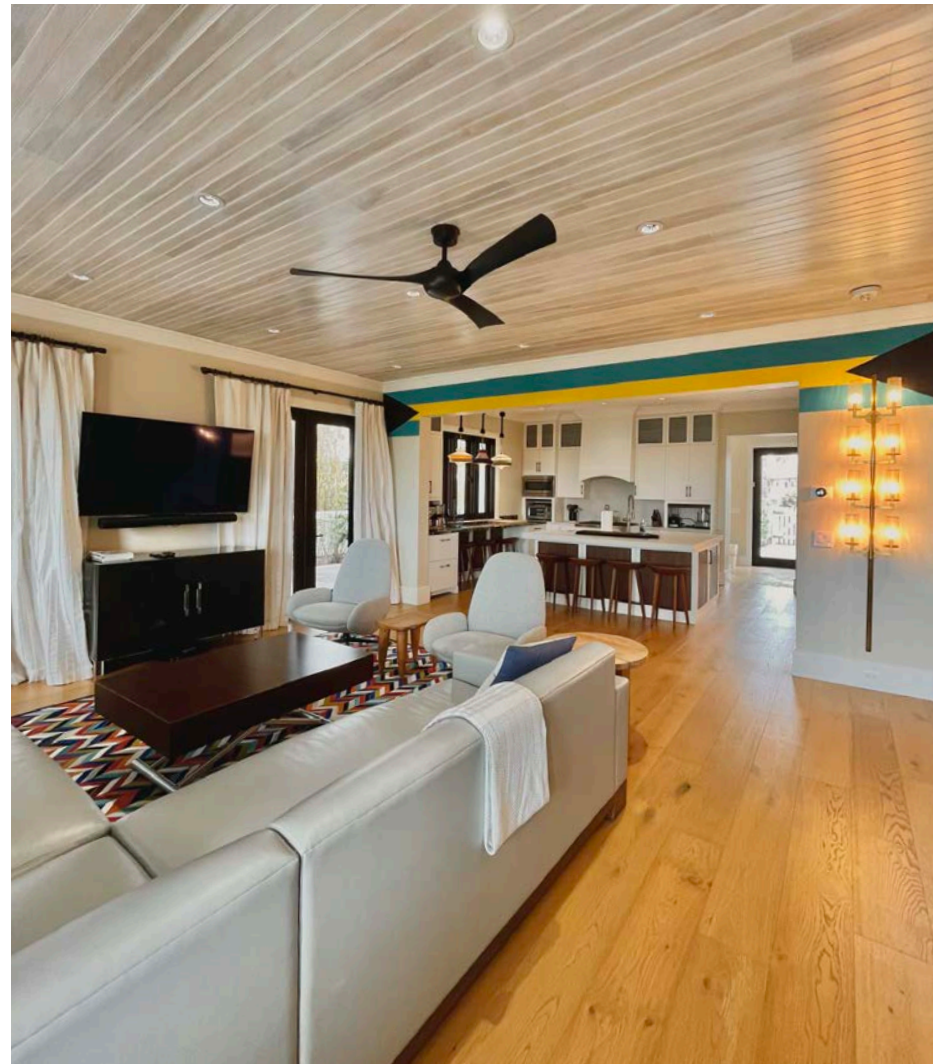
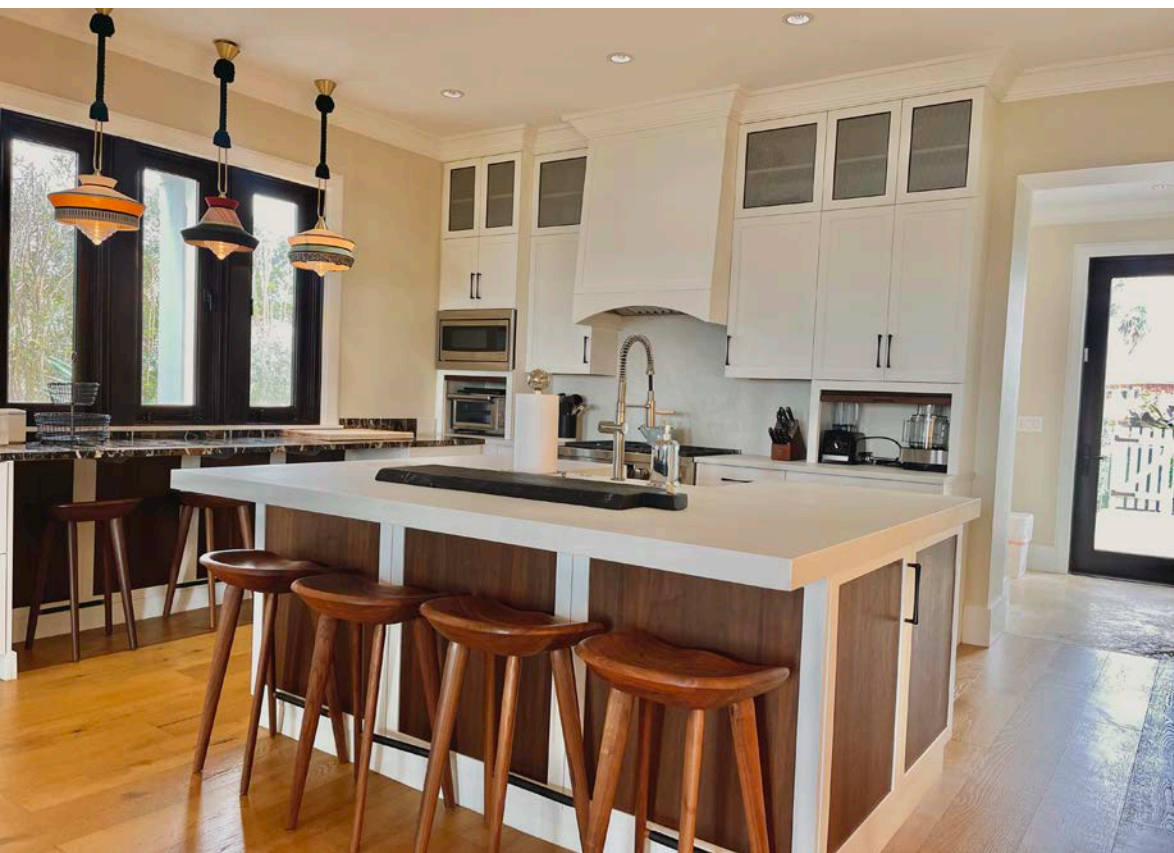


FIRST FLOOR



SECOND FLOOR





Cost Breakdown

No Name Marina Front Residence	\$8,750,000
VAT on Sales Price (5%)	\$437,500
Attorney Fee (0.5% of Purchase Price)	\$43,750
VAT on Attorney Fee (10%)	\$4,375
Club Membership Initiation	\$250,000
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Total Initial Costs	\$9,485,625
2024 Club Dues (prorated)	\$84,185
2024 Homeowners' Association Dues (prorated)	\$40,200
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2024 Total Annual Costs	\$124,385





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