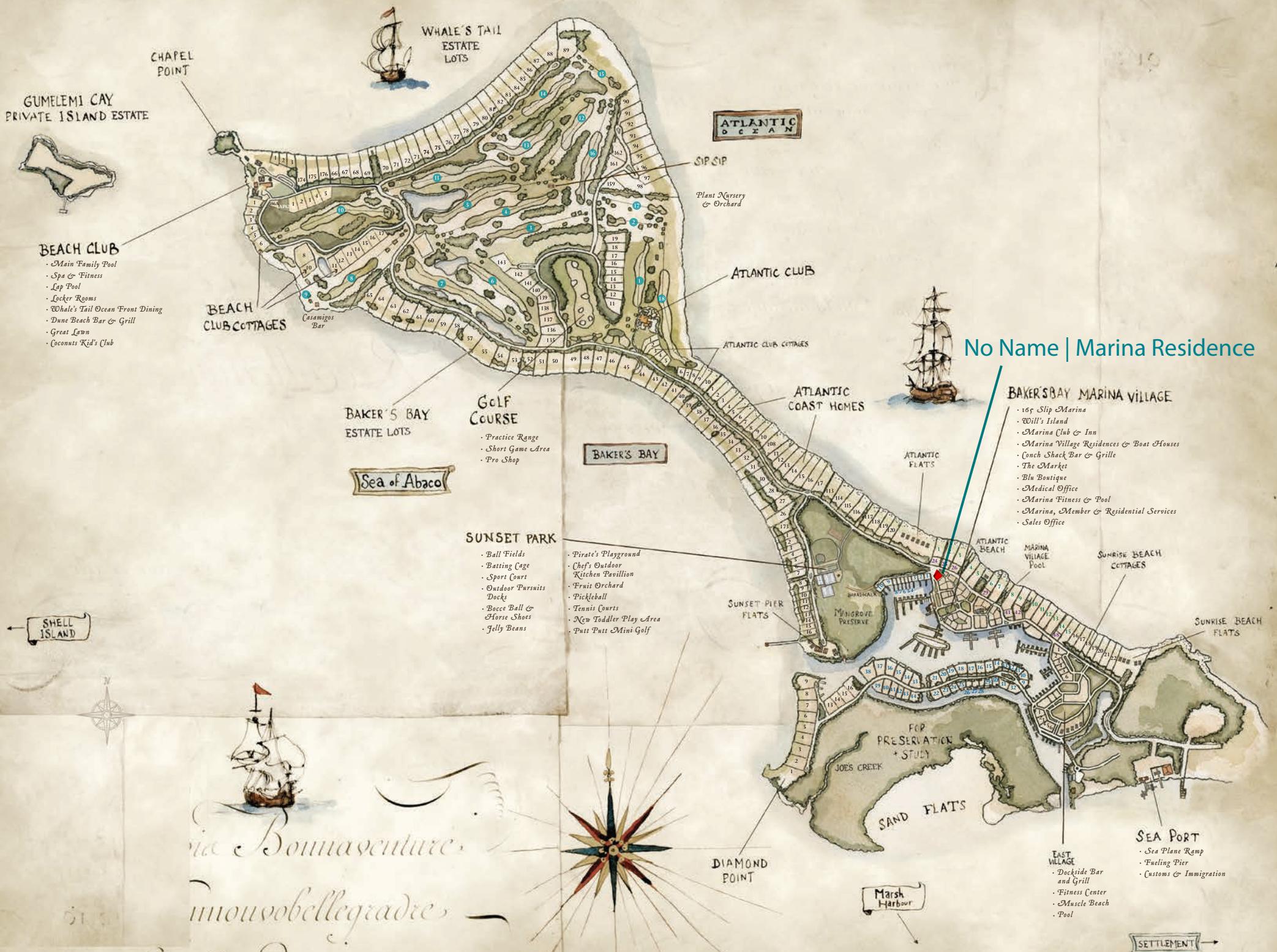




Baker's Bay
GOLF & OCEAN CLUB

'No Name' | Marina Front Residence





"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 |



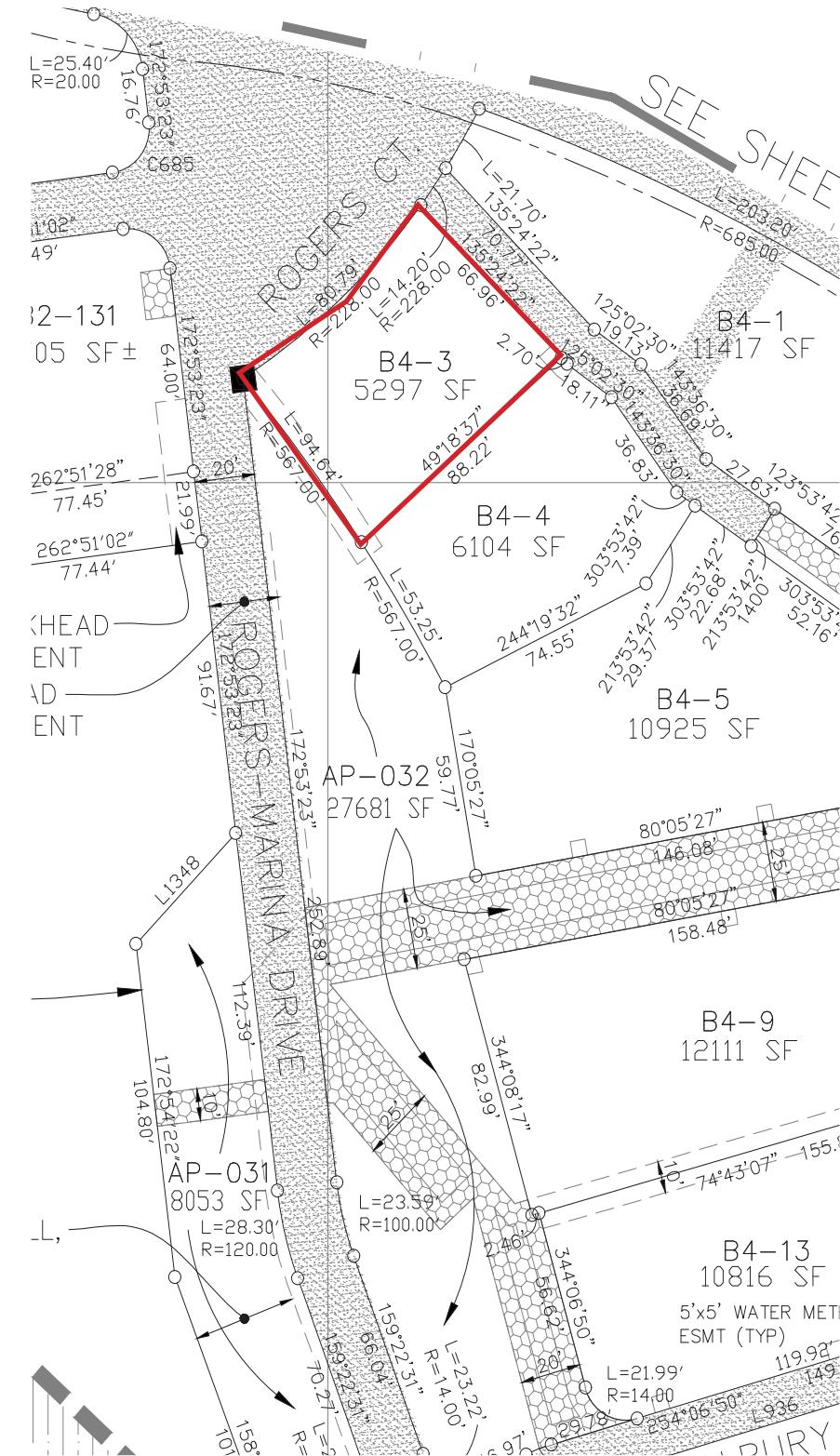
'No Name' Floor Plan

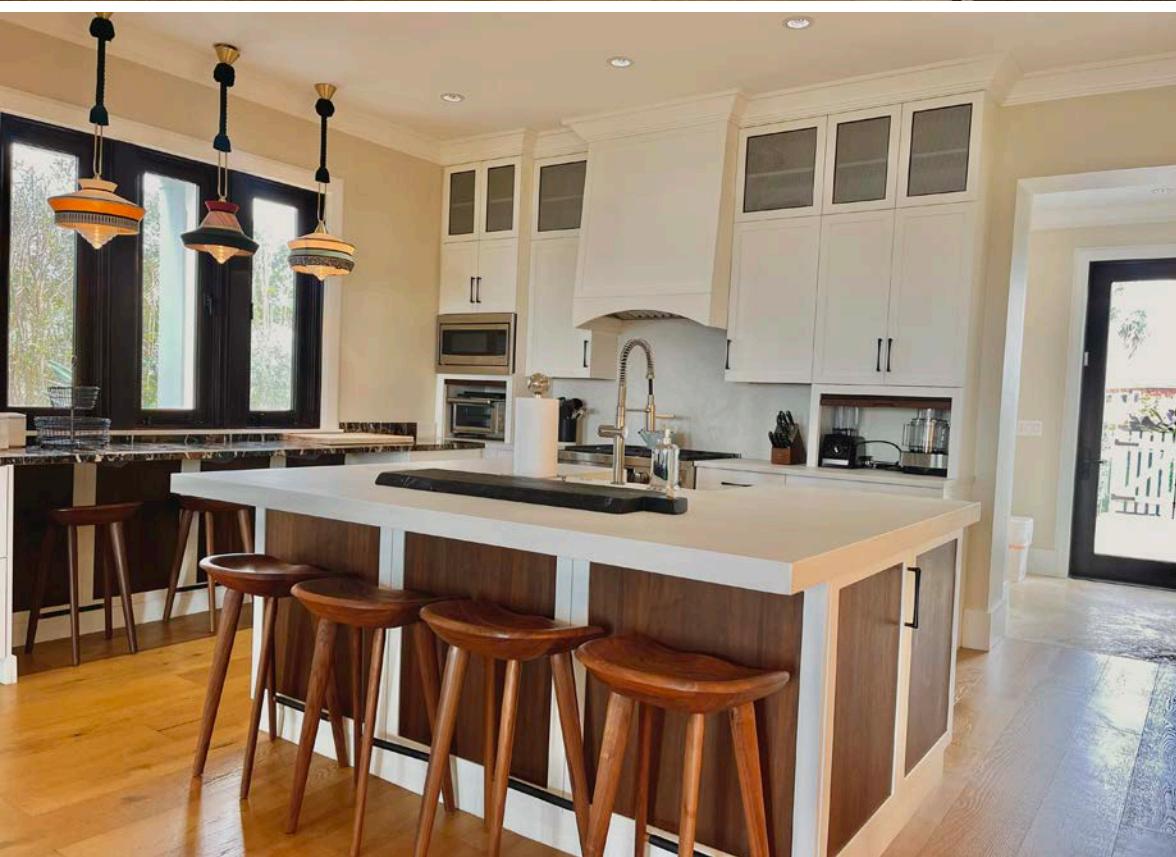


FIRST FLOOR



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 |
| Total Initial Costs | \$9,485,625 |

| | |
|---|-------------------|
| Proposed 2026 Club Dues (prorated) | \$95,400 |
| Proposed 2026 HOA Dues (prorated) | \$43,260 |
| Proposed 2026 Total Annual Costs | \$138,660* |

*ANNUAL DUES SUBJECT TO 10% VAT





Baker's Bay
GOLF & OCEAN CLUB



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.

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