

# Ocean Breeze | Whales Tail Lot #66





**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

BEACH  
CLUB COTTAGES

Casamigos  
Bar

BAKER'S BAY  
ESTATE LOTS

Sea of Abaco

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

WHALE'S TAIL  
ESTATE LOTS

Ocean Breeze | Lot #66

ATLANTIC  
OCEAN

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 & Grille
- The Market
- Blu Boutique
- Medical Office
- Marina Fitness & Pool
- Marina, Member & Residential Services
- Sales Office

MARINA  
VILLAGE POOL

SUNRISE BEACH  
COTTAGES

SUNRISE BEACH  
FLATS

SUNSET PIER  
FLATS

MANGROVE  
PRESERVE

FEP  
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

via Bonnaventure  
innousobellegradre



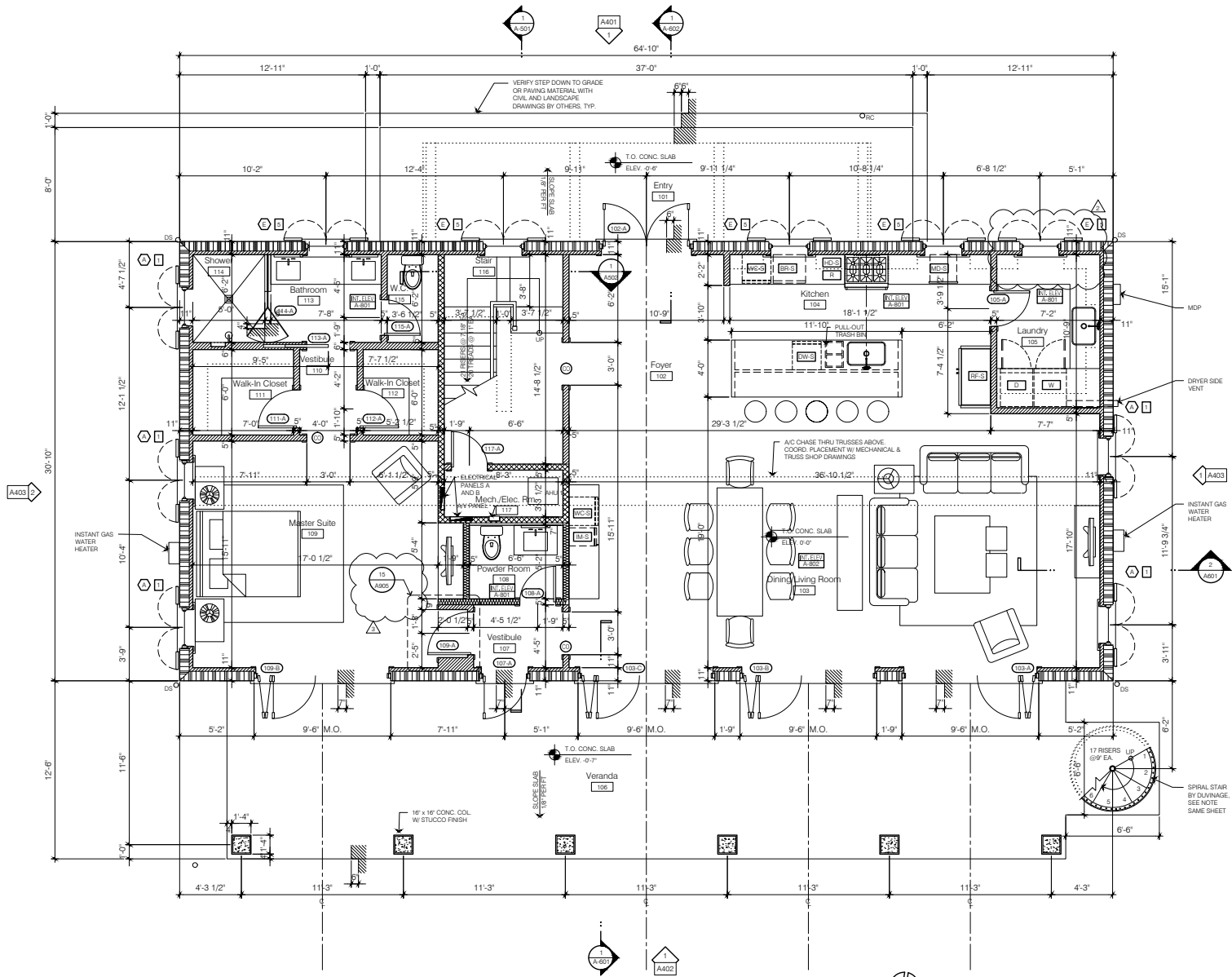
## Ocean Breeze is the epitome of island living.

This estate home is situated further back on this expansive property, creating multitudes of privacy on some of the most relaxing stretch of beach on the island. The 5-bedroom main house and 2-bedroom guest house is perfect for larger families looking for their own piece of paradise. Enjoy serene views of the Atlantic Ocean while being steps away from The Beach Club and all its amenities, including spa, kids club, dinner restaurants, and the locker rooms with steam rooms, cold plunge, and sauna.

Bed/Bath	7 bed/7.5 bath
Main House SF	4,000 sf
Guest House SF	970 sf
Land Area	41,319 sf   0.95 acres
Beach Frontage	115'
Depth of Lot	330'
Views	Sunset   Atlantic Ocean

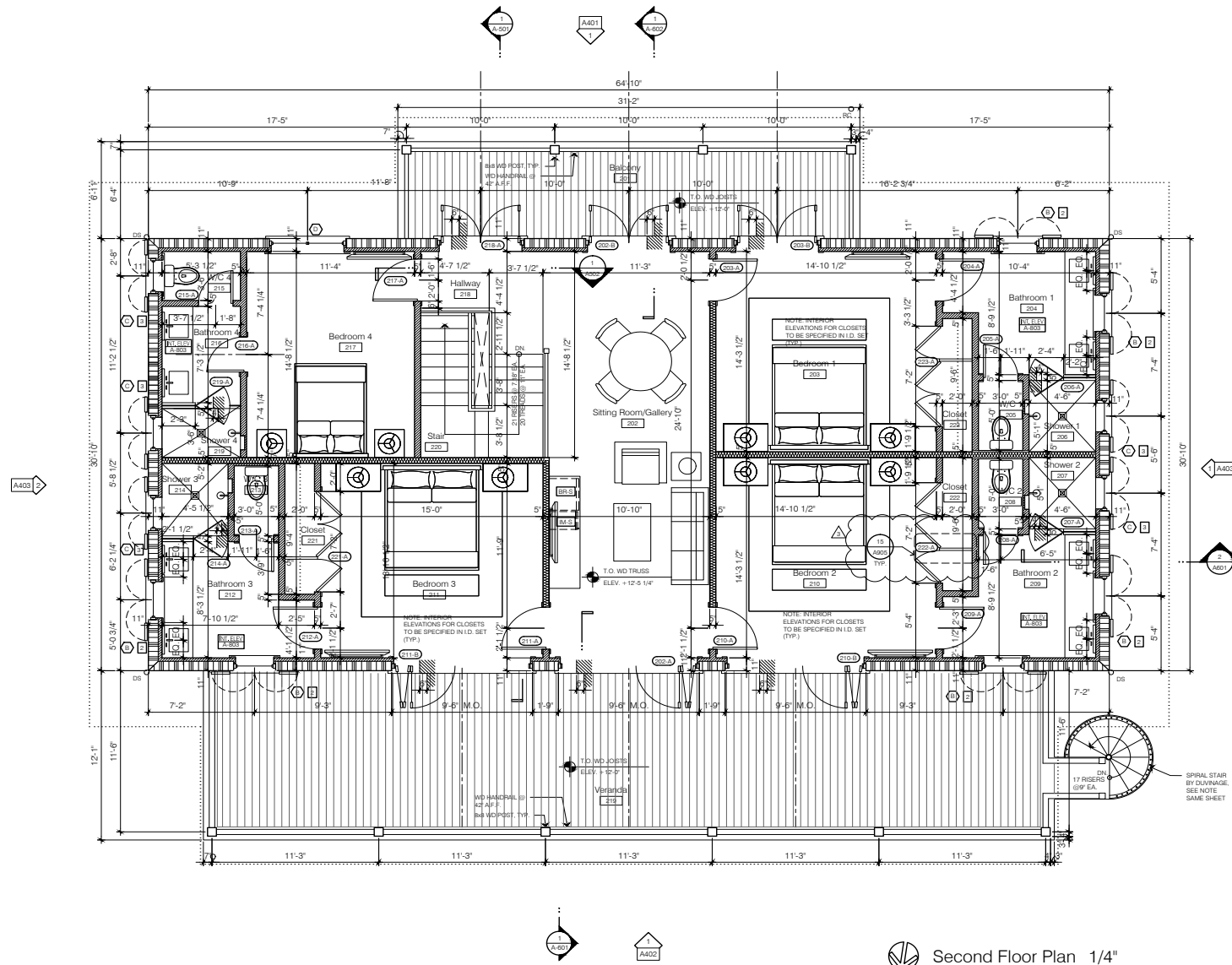


# Ocean Breeze Floor Plan



 Ground Floor Plan 1/4"

# Ocean Breeze Floor Plan







## Cost Breakdown

Ocean Breeze   Whale's Tail Lot #66	\$21,000,000
VAT on Sales Price (5%)	\$1,050,000
Attorney Fee (0.5% of Purchase Price)	\$105,000
VAT on Attorney Fee (10%)	\$10,500
Club Membership Initiation	\$250,000
Total Initial Costs	\$22,415,500

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 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)