



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

# Ocean Breeze | Whales Tail Lot #66





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Ocean Breeze | Lot #66

CHAPEL POINT

WHALE'S TAIL  
ESTATE LOTS

ATLANTIC  
OCEAN

SIP SIP

Plant Nursery  
& Orchard

ATLANTIC CLUB

ATLANTIC CLUB COTTAGES

ATLANTIC COAST HOMES

BAKER'S BAY MARINA VILLAGE

- 109 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

SAND FLATS

SEA PORT

- Sea Plane Ramp
- Fueling Pier
- Customs & Immigration

EAST VILLAGE

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

DIAMOND POINT

Marsh Harbour

SETTLEMENT

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

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

SHELL ISLAND

*via Bonnaventure  
innouso bellegrade*



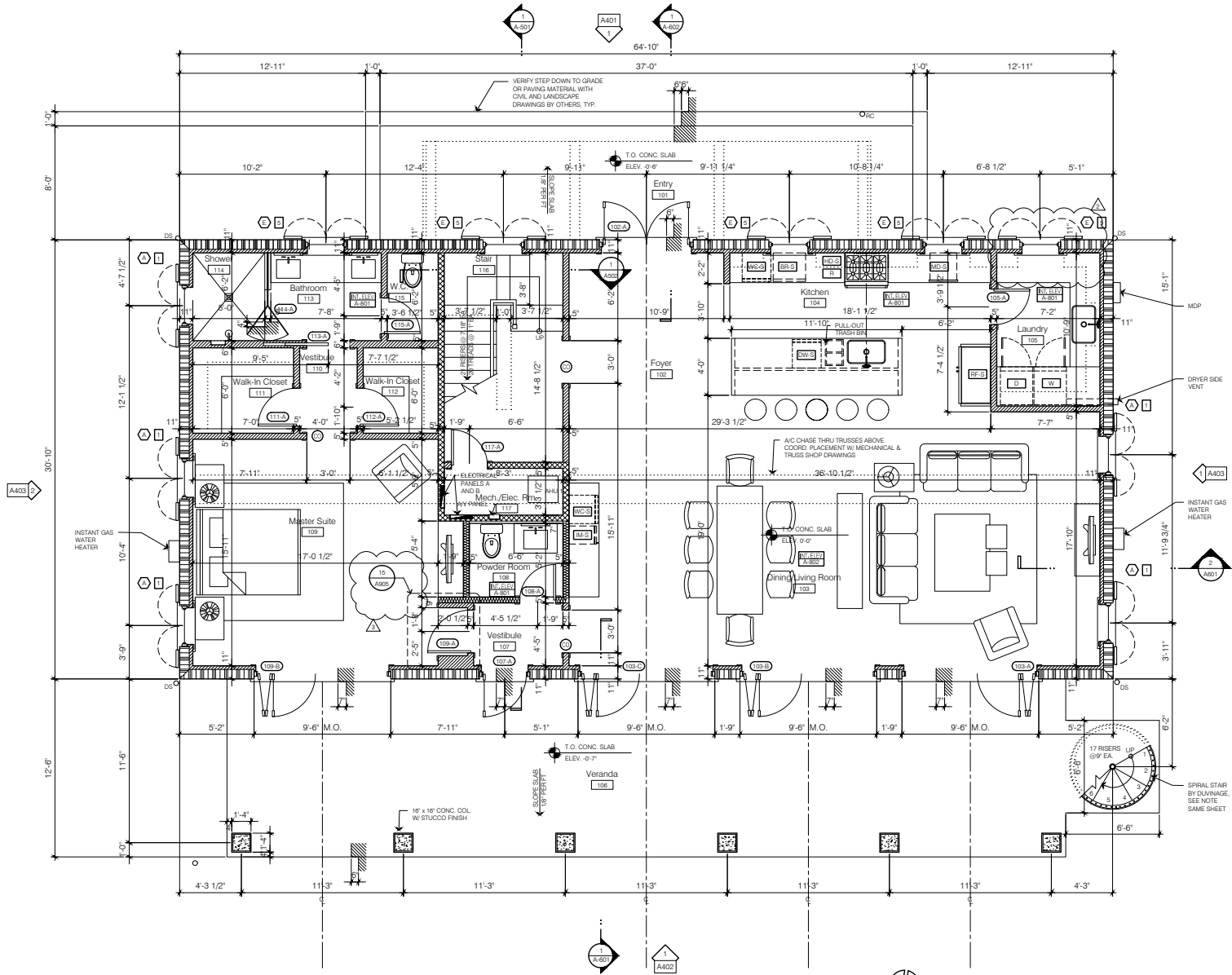
## Ocean Breeze is the epitome of island living.

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.

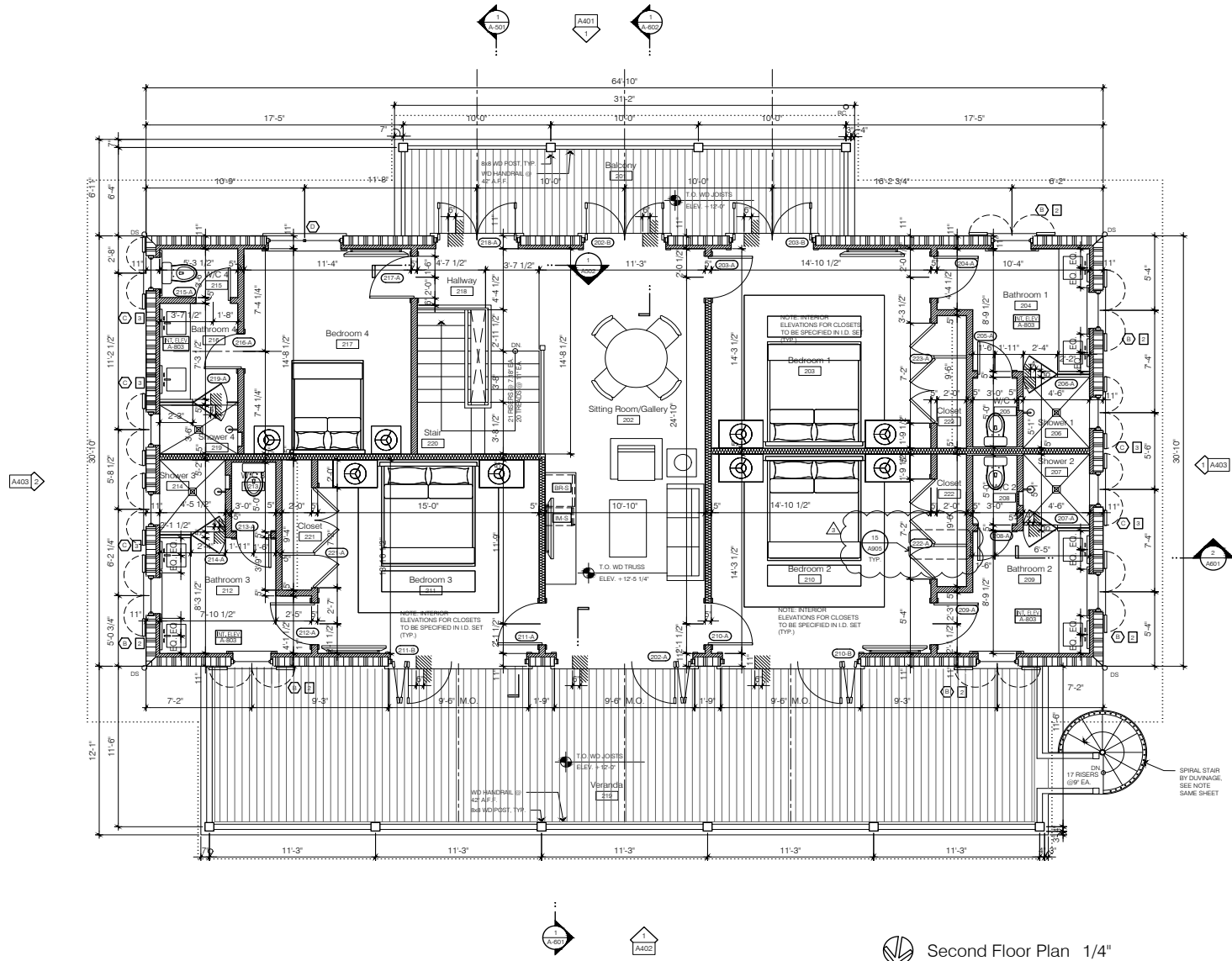
Bed/Bath	7 bed/7.5 bath
Main House SF	4,000 sf
Guest House SF	970 sf
Land Area	41,319 sf   0.95 acres
Beach Frontage	115'
Depth of Lot	330'
Views	Sunset   Atlantic Ocean

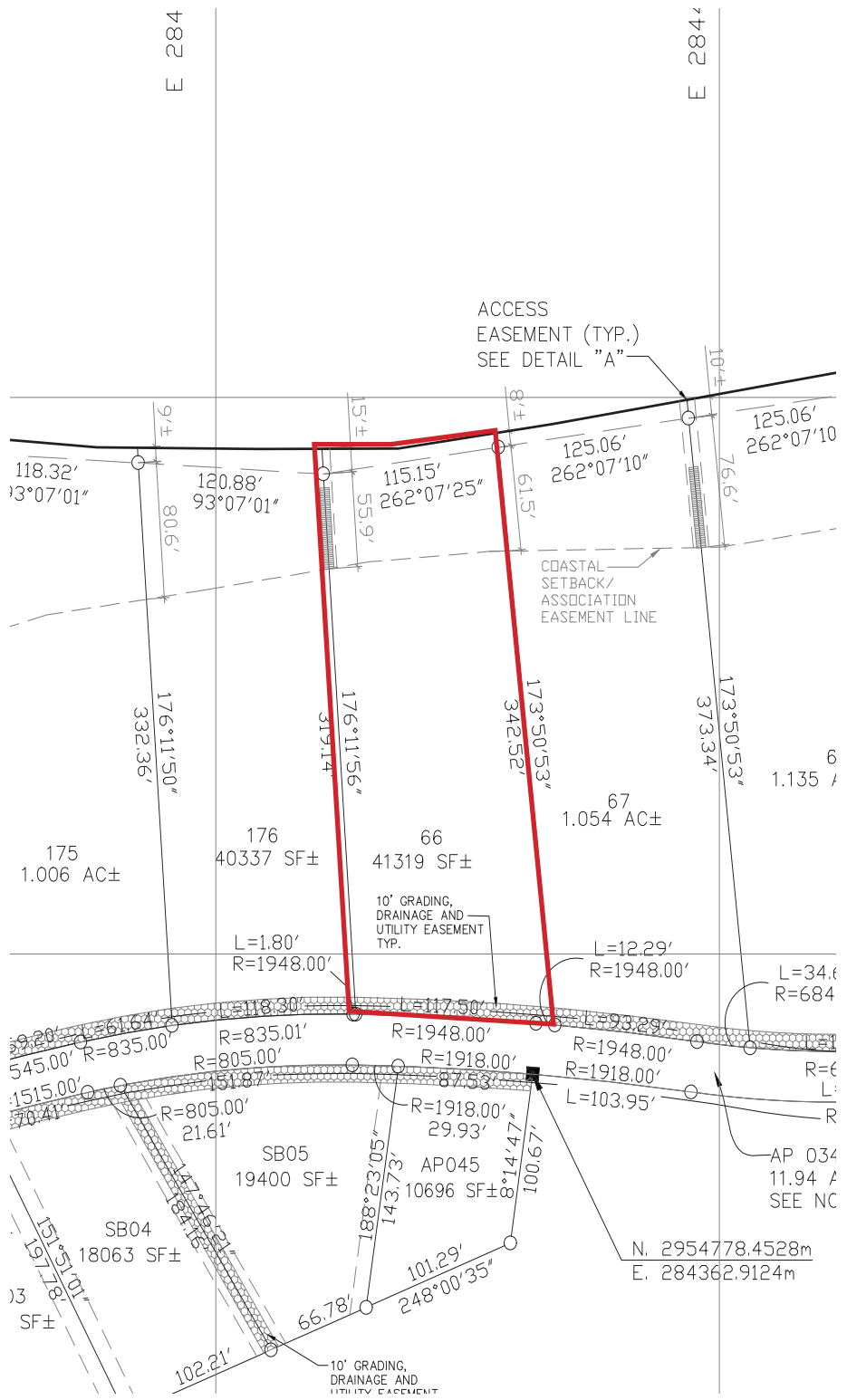


# Ocean Breeze Floor Plan



# 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
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Total Initial Costs	\$22,415,500

2025 Club Dues (prorated)	\$93,000
2025 HOA Dues (prorated)	\$42,000
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2025 Total Annual Costs	\$135,000*

\*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)