



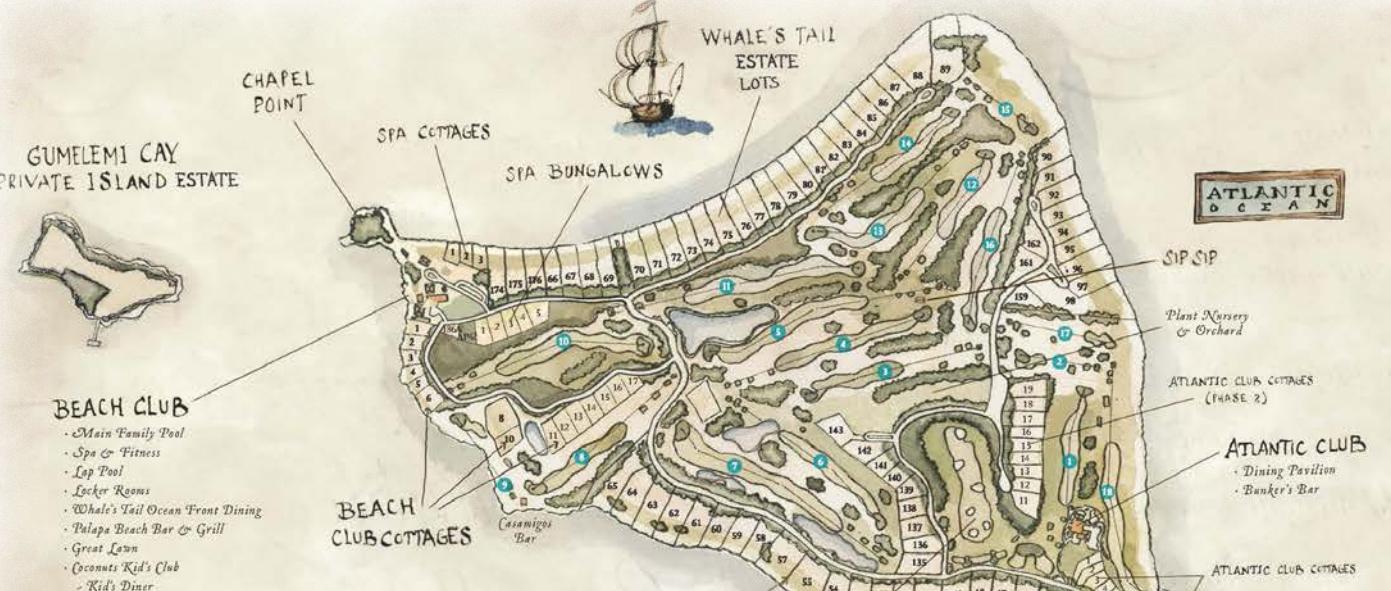
Baker's Bay
GOLF & OCEAN CLUB

"Pie's Hideaway" | Marina Village Flat





Baker's Bay
GOLF & OCEAN CLUB



Notes

Sea of Abaco

SUNSET PARK

- Ball Fields
- Batting Cage
- Sport Court
- Outdoor Pursuits
- Docks
- Bocce Ball & Horse Shoe
- Ropes Course
- Jelly Beans
- Pirate's Playground
- Hydroponic Garden
- Chief Outdoor Kitchen Pavilion
- Fruit Orchard
- Pickle Ball
- Tennis Courts
- Trampolines
- Climbing Wall
- New Toddler Play Area
- Putt Putt Mini Golf

BAKER'S BAY

ATLANTIC COAST HOMES



"Pie's Hideaway" Flat

BAKER'S BAY MARINA VILLAGE

- 165 Slip Marina
- Marina Club & Inn
- Marina Village Residences & Boat Houses
- Conch Shack Bar & Grille
- The Market & Post Office
- Blu Boutique & Other Shops
- Medical Office
- Marina Fitness & Pool
- Marina, Member & Residential Services
- Sales Office

EAST VILLAGE

- Dockside Bar and Grill
- Fitness Center
- Pool
- Zipline
- Waterslide

SUNRISE BEACH FLATS

SUNRISE BEACH COTTAGES

MARINA VILLAGE POOL

ATLANTIC BEACH

SUNSET PIER FLATS

MANGROVE PRESERVE

SAND FLATS

JOE'S CREEK

FCP PRESERVATION + STUDY

SEA PORT

Marsh Harbour

Fitness Center

DIAMOND POINT

SETTLEMENT

Baker's Bay
GOLF & OCEAN CLUB

Great Guana Cay
Abaco, The Bahamas
tel (934) 256-9561

WWW.BAKERSBAYCLUB.COM

51

ice Bonnacutre
mouuvobellegracie

“Pie’s Hideaway” is located within the vibrant Marina Village. This beautiful flat offers wonderful views over Baker’s Bay Marina, the Sea of Abaco, and Atlantic Ocean. The Flat is ideally located just steps away from the Market restaurant, fitness center, Conch Shack, and marina docks. A welcoming wraparound porch encompasses this charming two bedroom, two and one half bath home. The living space and master suite are located on the first floor and a expansive guest room on the second floor, ideal for privacy.

Bed/Bath	2/2.5
A/C SQ	2,269sf
Porches/Balconies	1,025sf
Total	3,294sf
Views	Marina Village Atlantic Ocean, Sunset

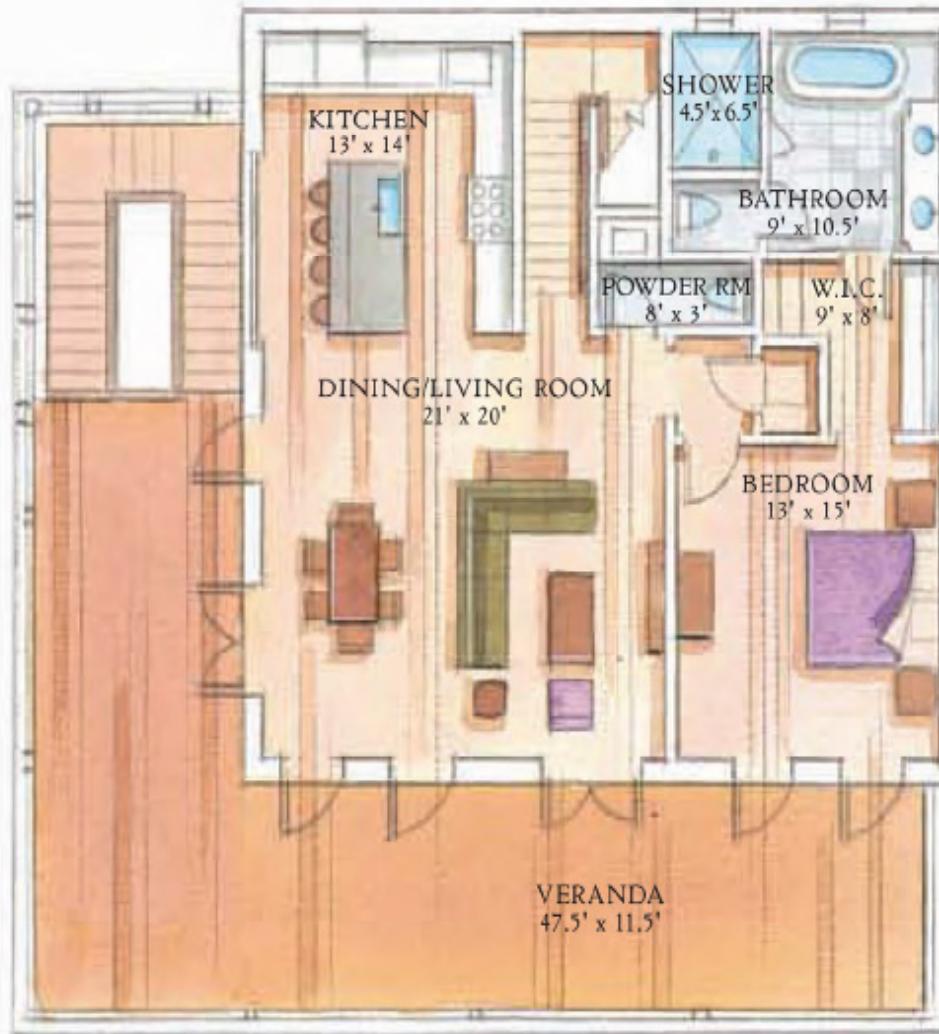


“Pie’s Hideaway”



FLOOR PLAN

I



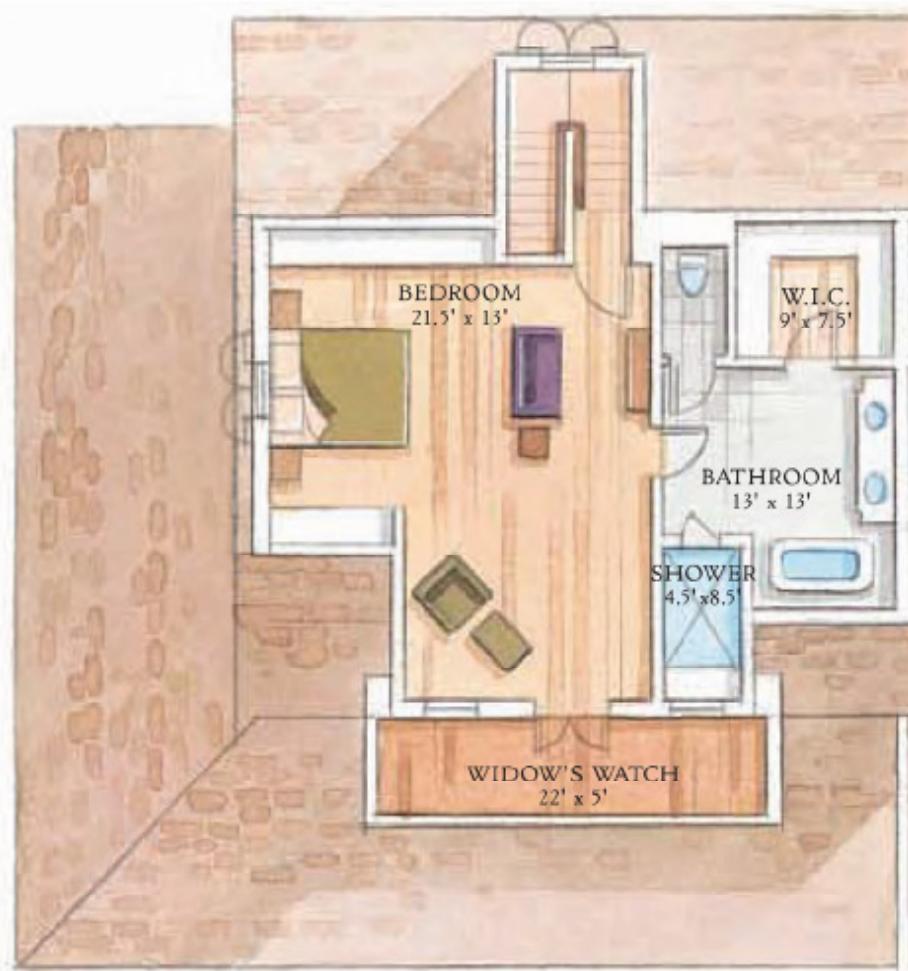
First Floor

Air Conditioned: 1,314sqf

Covered Porches/Terrace: 910sqf

Total sqft: 2,224sqf

2



Second Floor

Air Conditioned: 955sqf

Covered Porches/Terrace: 115sqf

Total sqft: 1,070sqf

Cost Breakdown

"Pie's Hideaway" Flat	\$5,000,000
VAT on Sales Price (5%)	\$250,000
Attorney Fee (0.5% of Purchase Price)	\$25,000
VAT on Attorney Fee (10%)	\$2,500
Club Membership Deposit (80% equity)	\$250,000
Total Initial Costs	\$5,527,500

Proposed 2026 Club Dues (prorated)	\$95,400
Proposed 2026 Condo Association Dues	\$45,000
Proposed 2026 HOA Dues (prorated)	\$43,260
Proposed 2026 Total Annual Costs	\$183,660*

*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.

Email: info@bakersbayclub.com | bakersbayclub.com