

# “Pie’s Hideaway” | Marina Village Flat





**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**

WHALE'S TAIL  
ESTATE LOTS



ATLANTIC  
OCEAN

SIP SIP

Plant Nursery  
& Orchard

ATLANTIC CLUB

ATLANTIC CLUB COTTAGES



"Pie's Hideaway" Flat

BAKER'S BAY  
ESTATE LOTS

Sea of Abaco

**GOLF COURSE**

- Practice Range
- Short Game Area
- Pro Shop

BAKER'S BAY

ATLANTIC COAST HOMES

ATLANTIC FLATS

BAKER'S BAY MARINA VILLAGE

- 105 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

SUNRISE BEACH COTTAGES

**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

SUNSET PIER FLATS

MARINA VILLAGE POOL

SUNRISE BEACH FLATS

SHELL ISLAND

FOR PRESERVATION  
STUDY  
JOES CREEK  
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

*via Bonnaventure  
innouso bellegrade*



“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

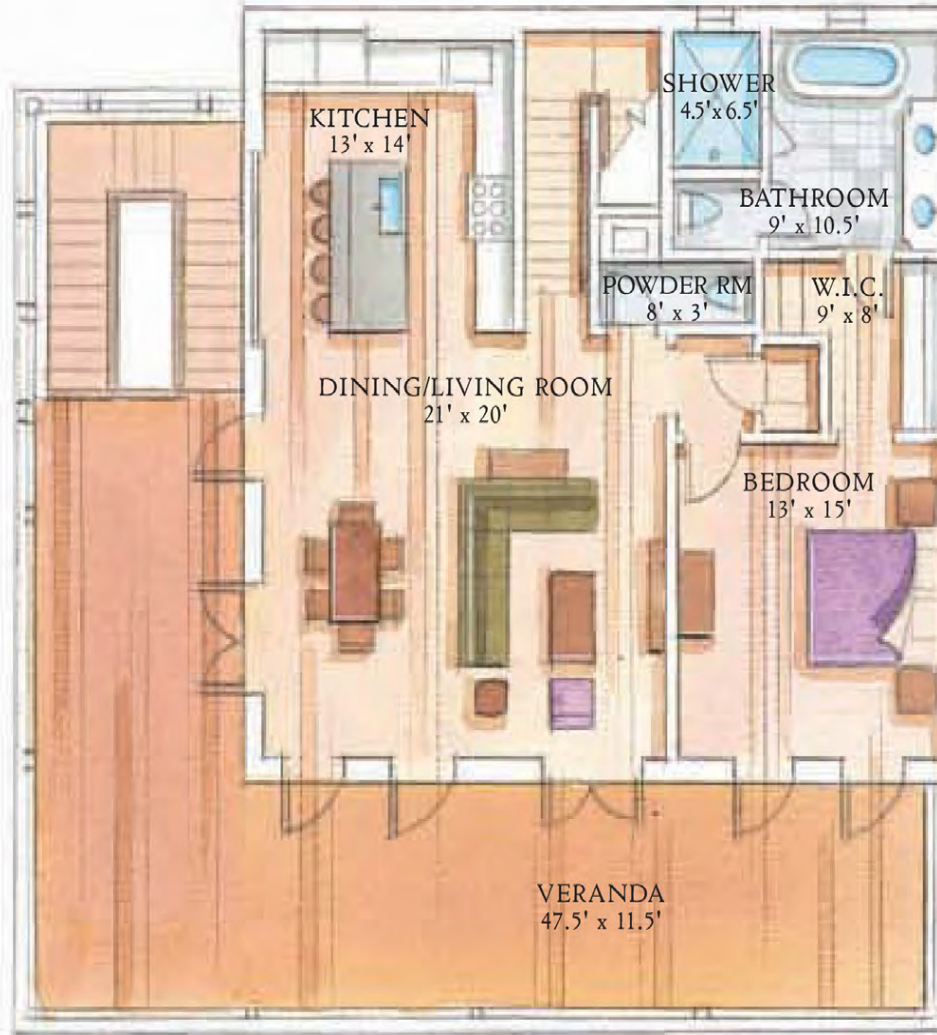
Views Marina Village Atlantic Ocean, Sunset



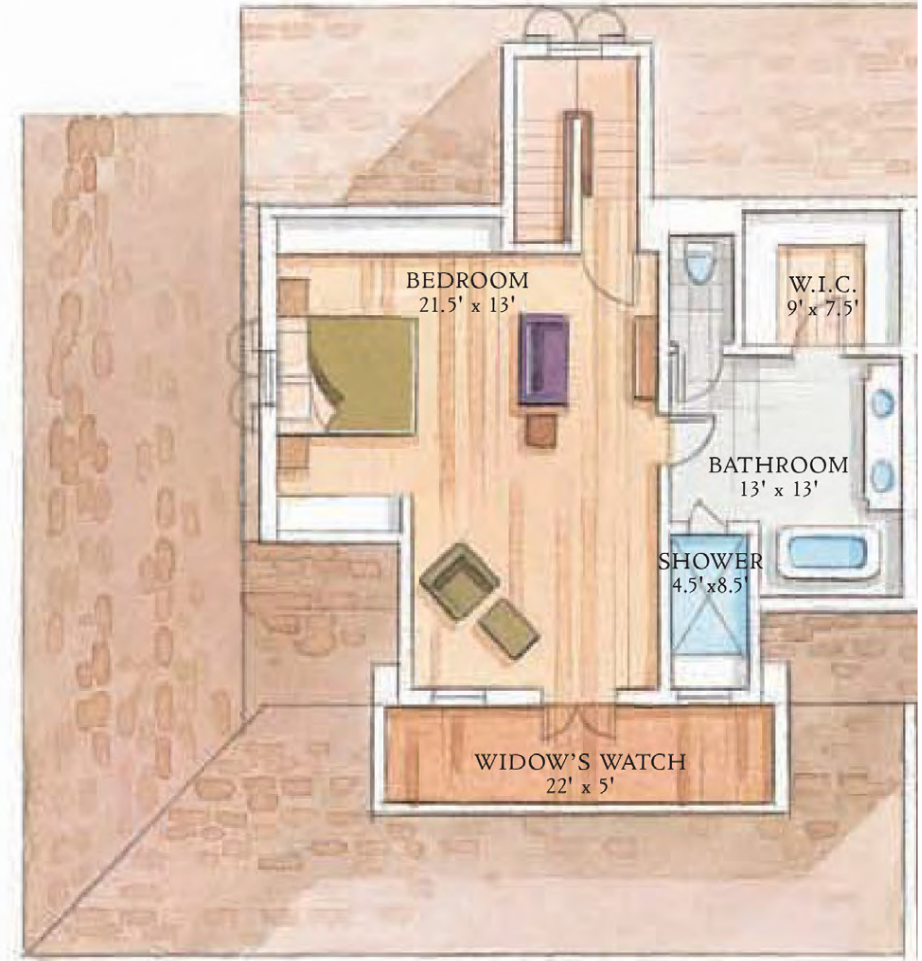


# FLOOR PLAN

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## First Floor

Air Conditioned: 1,314sf

Covered Porches/Terrace: 910sf

Total sqft: 2,224sf

## Second Floor

Air Conditioned: 955sf

Covered Porches/Terrace: 115sf

Total sqft: 1,070sf

## Cost Breakdown

“Pie’s Hideaway” Flat	\$5,500,000
VAT on Sales Price (5%)	\$275,000
Attorney Fee (0.5% of Purchase Price)	\$27,500
VAT on Attorney Fee (10%)	\$2,750
Club Membership Deposit (80% equity)	\$250,000
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Total Initial Costs	\$6,055,250
2023 Condo Association Dues (prorated)	\$50,000
2024 Club Dues (prorated)	\$84,185
2024 Homeowners’ Association Dues (prorated)	\$40,200
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2024 Total Annual Costs	\$174,385





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](mailto:info@bakersbayclub.com) | [bakersbayclub.com](http://bakersbayclub.com)