



Baker's Bay
GOLF & OCEAN CLUB

"Plane Simple" | Atlantic Beach Lot B1-10



GUMELEMI CAY PRIVATE ISLAND ESTATE



BEACH CLUB

- Main Family Pool
- Spa & Fitness
- Lap Pool
- Locker Rooms
- Whale's Tail Ocean Front Dining
- Palapa Beach Bar & Grill
- Great Lawn
- Coconuts Kid's Club
 - Kid's Diner
 - Theater
 - Game Room
 - Marine Science Classroom

BEACH CLUB COTTAGES

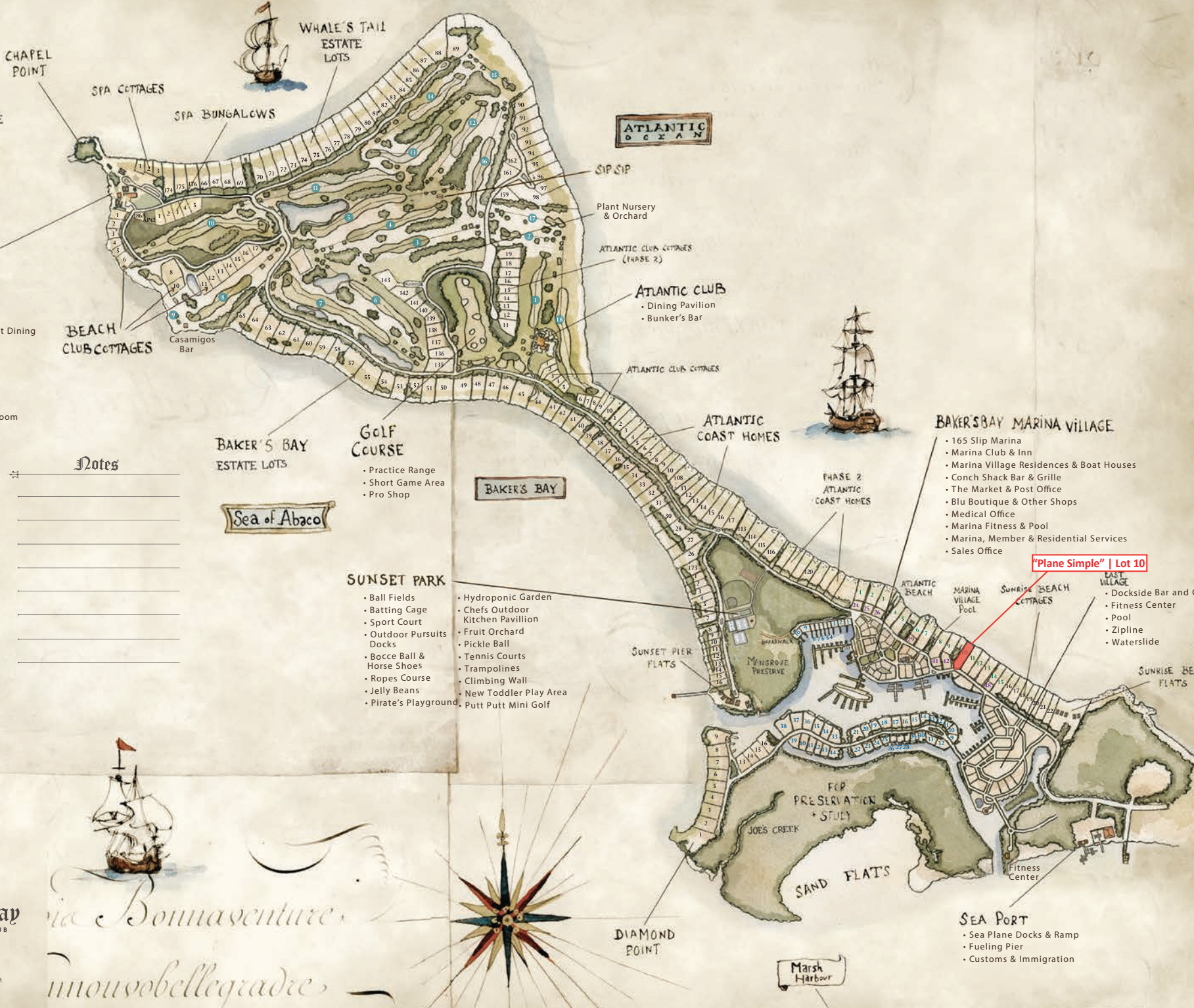
Notes

SHELL ISLAND



Baker's Bay
GOLF & OCEAN CLUB
GREAT GUANA CAY
ABACO, THE BAHAMAS
TEL (954) 256-9561
WWW.BAKERSBAYCLUB.COM

*via Bonnaventure
in novobellegradie*



ATLANTIC OCEAN

SIP SIP

Plant Nursery & Orchard

ATLANTIC CLUB COTTAGES (PHASE 2)

ATLANTIC CLUB

- Dining Pavilion
- Bunker's Bar

ATLANTIC CLUB COTTAGES



BAKER'S BAY ESTATE LOTS

GOLF COURSE

- Practice Range
- Short Game Area
- Pro Shop

BAKER'S BAY

Sea of Abaco

SUNSET PARK

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

ATLANTIC COAST HOMES

PHASE 2 ATLANTIC COAST HOMES

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

"Plane Simple" | Lot 10

SUNSET PIER FLATS

MANORVILLE PRESERVE

ATLANTIC BEACH MARINA VILLAGE POOL

SUNRISE BEACH COTTAGES

LAST VILLAGE

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

SUNRISE BEACH FLATS

FOR PRESERVATION + STUDY

JOE'S CREEK

SAND FLATS

Fitness Center

DIAMOND POINT

Marsh Harbour

SEA PORT

- Sea Plane Docks & Ramp
- Fueling Pier
- Customs & Immigration

SETTLEMENT



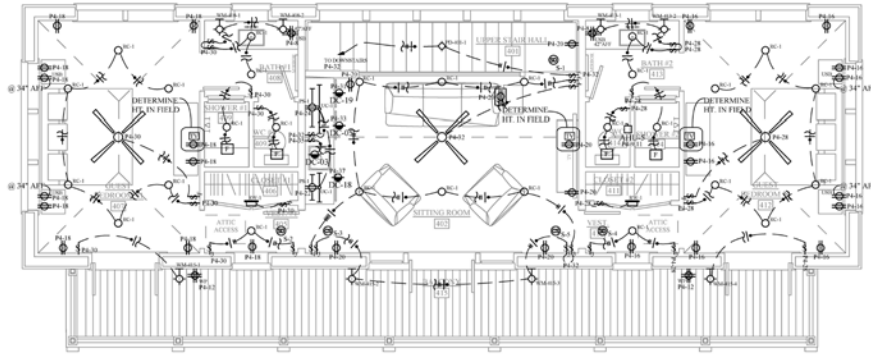
“Plane Simple” is the perfect Atlantic beach getaway. The 4 bedroom main house and 2 bedroom guest, is the ideal family home away from home. Each room has it’s own en-suite bathroom and views of either the Marina or the stunning Atlantic Ocean. The house conveys with two 60’ dock slips that will ensure all water toys, large or small, are just a few steps away and easily accessible. The home is situated in the Marina Village Neighborhood and, as such, is just a short walk or drive away from the new and coming East Village amenities as well as the Marina Village amenities. The Golf Course and Beach Club are also just a short golf cart drive away

Bed/Bath	6 bed/6.5 bath
A/C SQ	5,338 sf
Land Area	0.62 acres
Depth of Lot	282’
Views	Marina/Atlantic Ocean

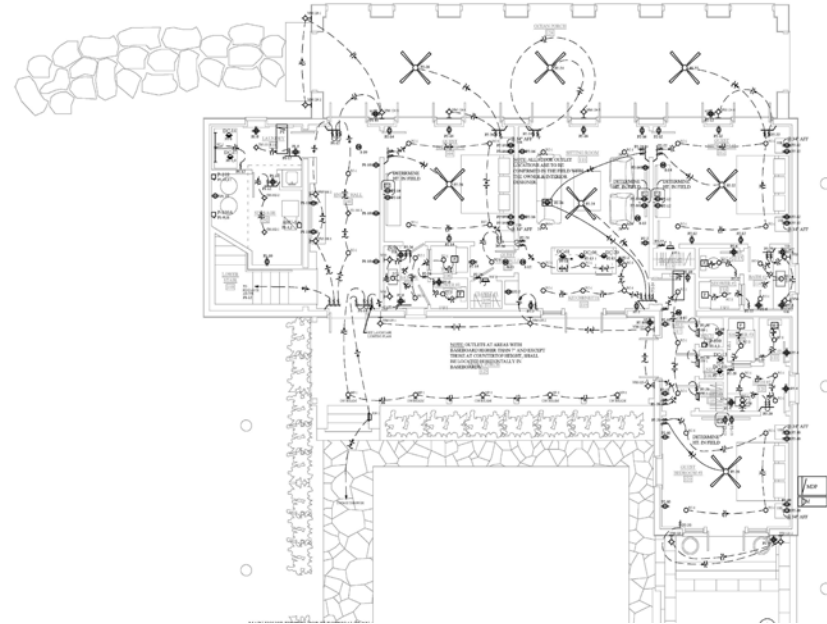


'Plane Simple' House Floor Plan

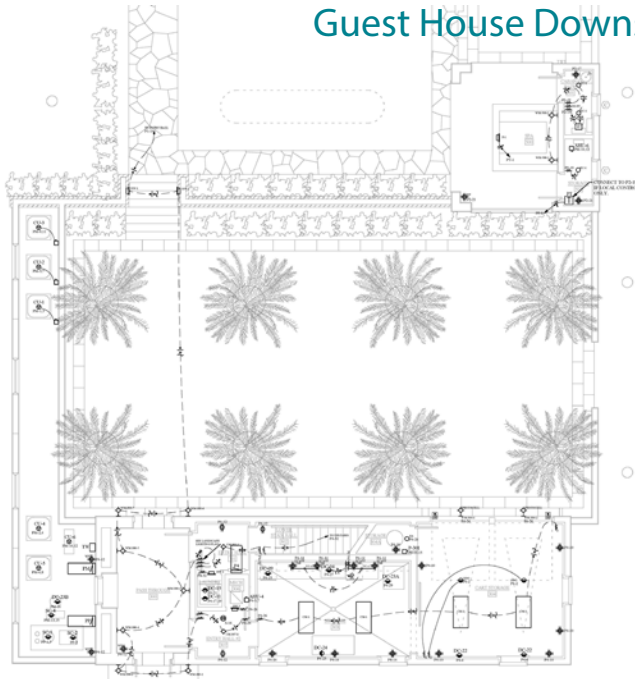
Guest House Upstairs



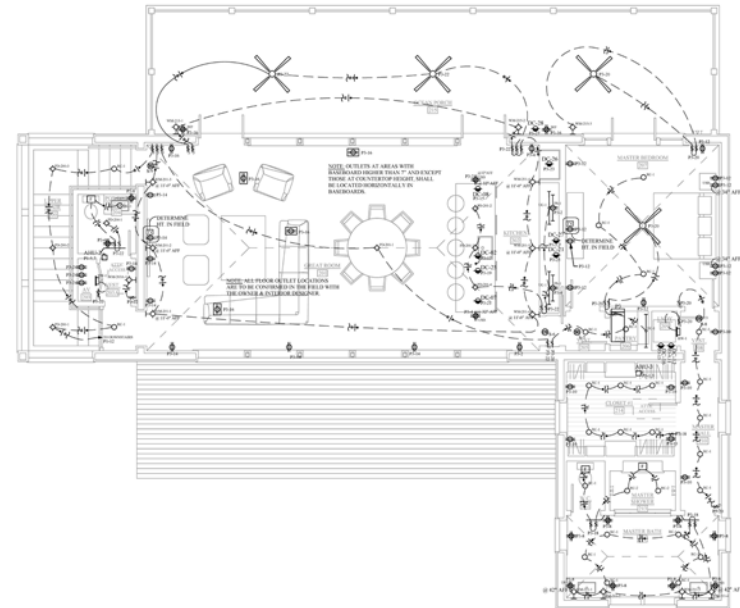
Main House Upstairs



Guest House Downstairs



Main House Downstairs







Cost Breakdown

“Plane Simple” Lot #10	\$20,000,000
VAT on Sales Price (5%)	\$1,000,000
Attorney Fee (0.5% of Purchase Price)	\$100,000
VAT on Attorney Fee (10%)	\$10,000
Club Membership Initiation	\$250,000
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Total Initial Costs	\$21,360,000
2023 Club Dues (prorated)	\$76,500
2023 Homeowners’ Association Dues (prorated)	\$36,500
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2023 Total Annual Costs	\$113,000





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