

Queen Bee Townhome



Baker's Bay
GOLF & OCEAN CLUB





Baker's Bay
GOLF & OCEAN CLUB

GUMELMI 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
- Coconut's Kid's Club
- Kid's Diner
- Theater
- Game Room
- Marine Science Classroom

BEACH CLUB COTTAGES

SPA COTTAGES

SPA BUNGALOWS

WHALE'S TAIL
ESTATE LOTS

ATLANTIC
OCEAN

SIP SIP

Plant Nursery
& Orchard

ATLANTIC CLUB COTTAGES
(PHASE 2)

ATLANTIC CLUB

- Dining Pavilion
- Banker's Bar

ATLANTIC CLUB COTTAGES

ATLANTIC
COAST HOMES



Queen Bee Townhome

BAKER'S BAY MARINA VILLAGE

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

PHASE 2
ATLANTIC
COAST HOMES

ATLANTIC
BEACH

MARINA
VILLAGE
POOL

SUNRISE BEACH
COTTAGES

EAST
VILLAGE

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

SUNRISE BEACH
FLATS

SUNSET PIER
FLATS

MANGROVE
PRESERVE

FCP
PRESERVATION
+ STUDY

JOES CREEK

SAND FLATS

SEA PORT

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

DIAMOND
POINT

Marsh
Harbour

Notes

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 Parents Docks
- Bocce Ball & Horse Shoes
- Ropes Course
- Jelly Beans
- Pirate's Playground
- Hydroponic Garden
- Chef's Outdoor Kitchen Pavilion
- Fruit Orchard
- Pickle Ball
- Tennis Courts
- Trampolines
- Climbing Wall
- New Toddler Play Area
- Post Post Mini Golf

SHELL
ISLAND



Baker's Bay
GOLF & OCEAN CLUB

GREAT GUANA CAY
ABACO, THE BAHAMAS
TEL (974) 256-9361

WWW.BAKERSBAYCLUB.COM

*via Bonnaventure
in novobellegrad*

SETTLEMENT

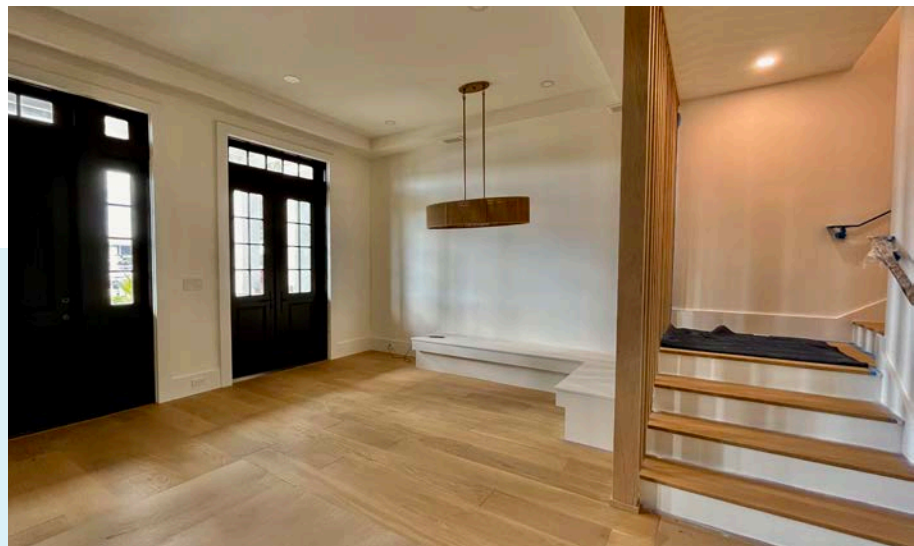
Queen Bee is a former 4 bedroom, 4.5 bathroom, 3,200 SF, 3-story townhome that has been completely remediated post hurricane. The home is a blank canvas for a remodel and has various options to redesign the expansive areas on both the second and third levels. The home is located in the Marina Village and is just a few steps away from the Marina Village pool as well as the Market and Conch Shack restaurants. Both the East Village Amenities and the Beach Club are short golf cart drive away.

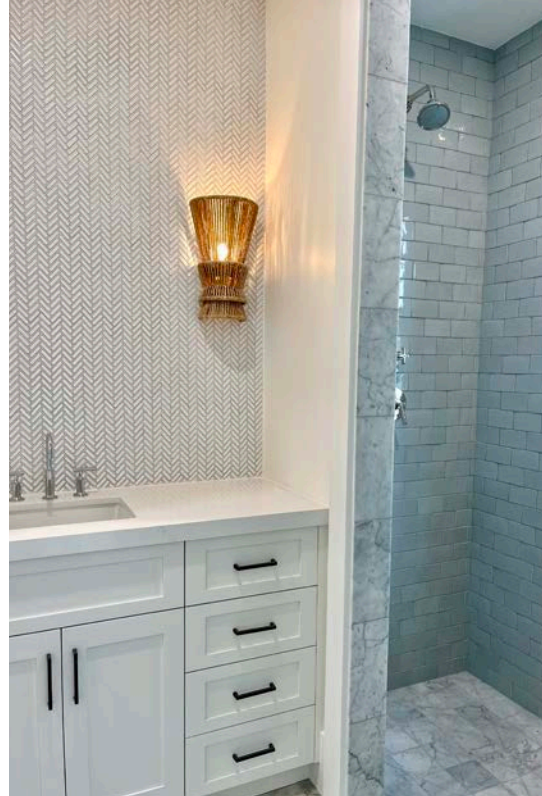
Size 3,100 SF

Bedrooms 4

Bathrooms 4.5

Views Marina, Mangrove Preserve





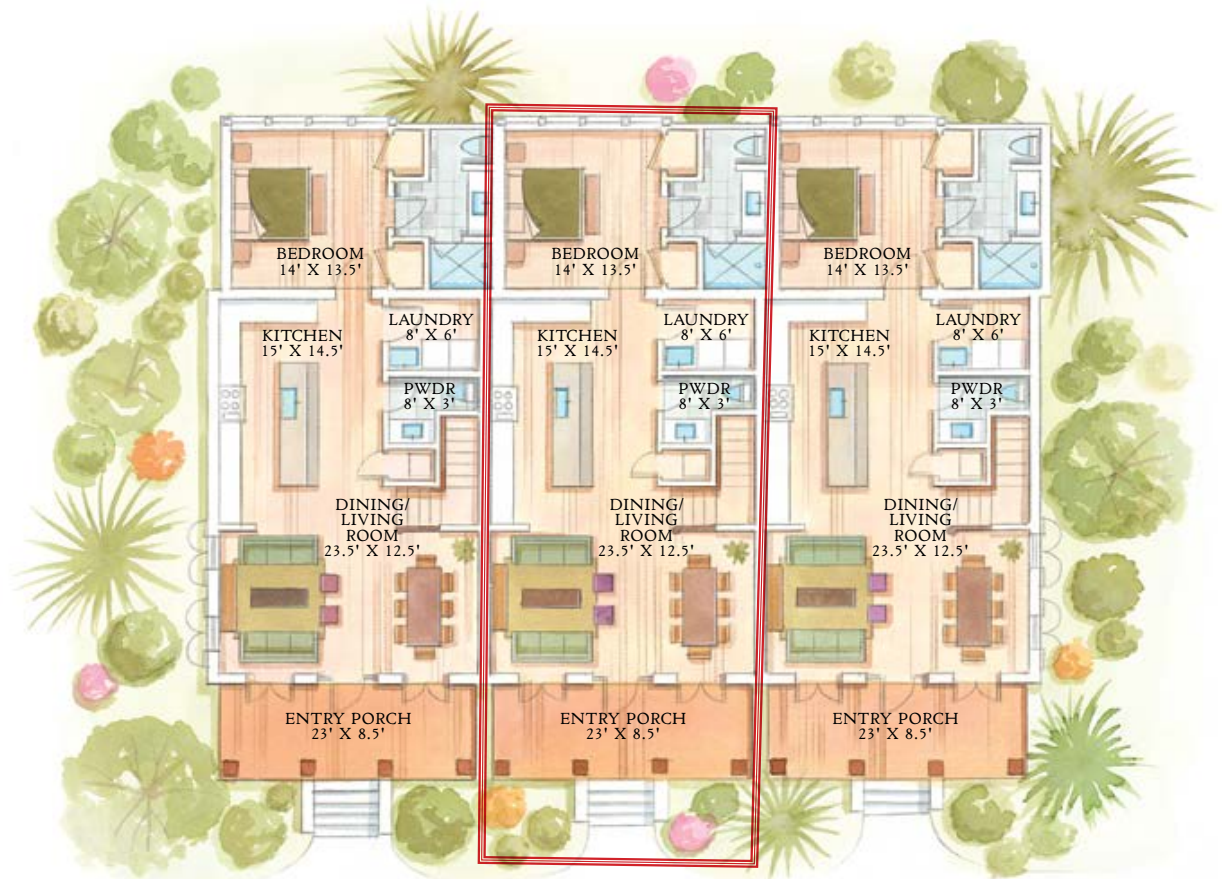
TOWNHOUSE

FEATURES

- Verandas on Both Levels
- Attic Story Master Suite with Walk-in Closet, Generous Bathroom and Rooftop Terrace
- Three Guest Bedrooms with En-Suite Bathrooms
- Open Floor Plan with Great Room
- Chef's Kitchen with Island Seating
- Laundry Room
- High-Impact Mahogany Doors and Windows

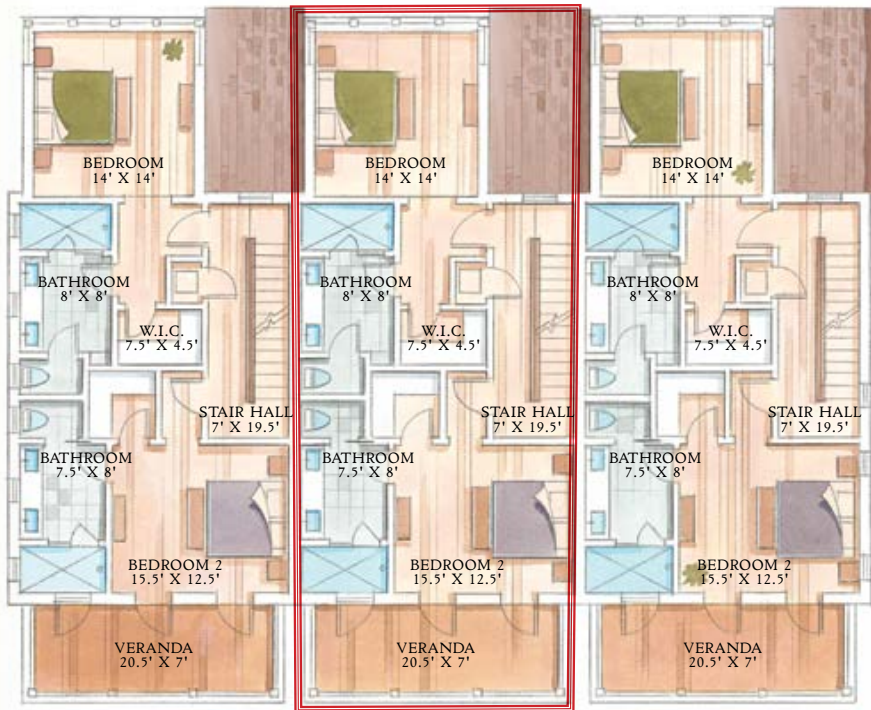


AREA	SQ. FT.
Air Conditioned	3,061
Porches / Verandas	740
Total	3,801

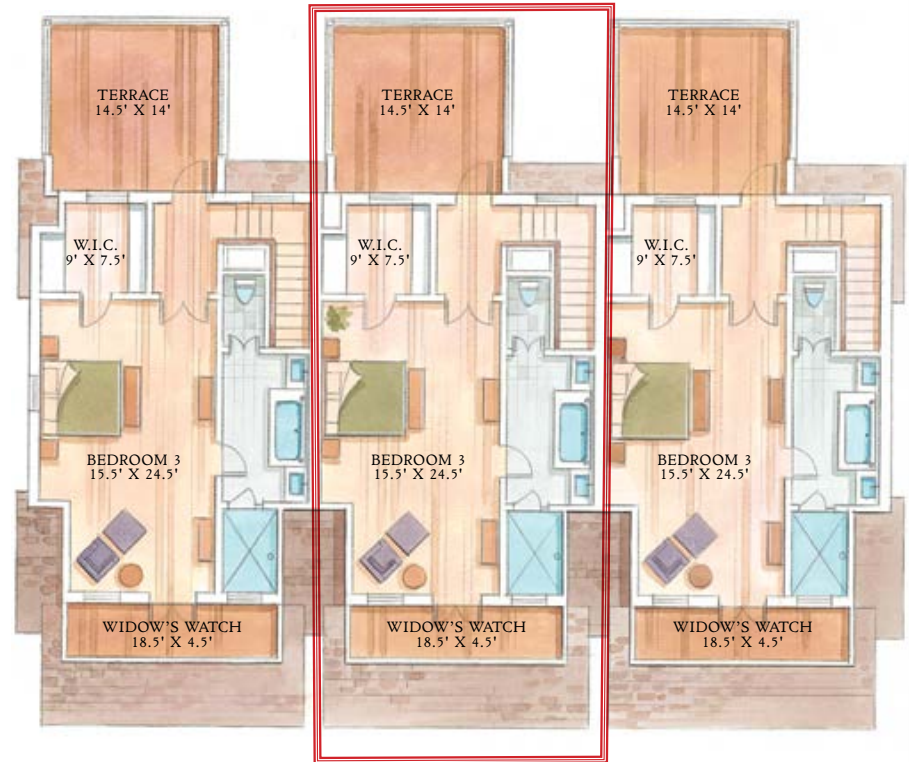


FIRST FLOOR

TOWNHOUSE



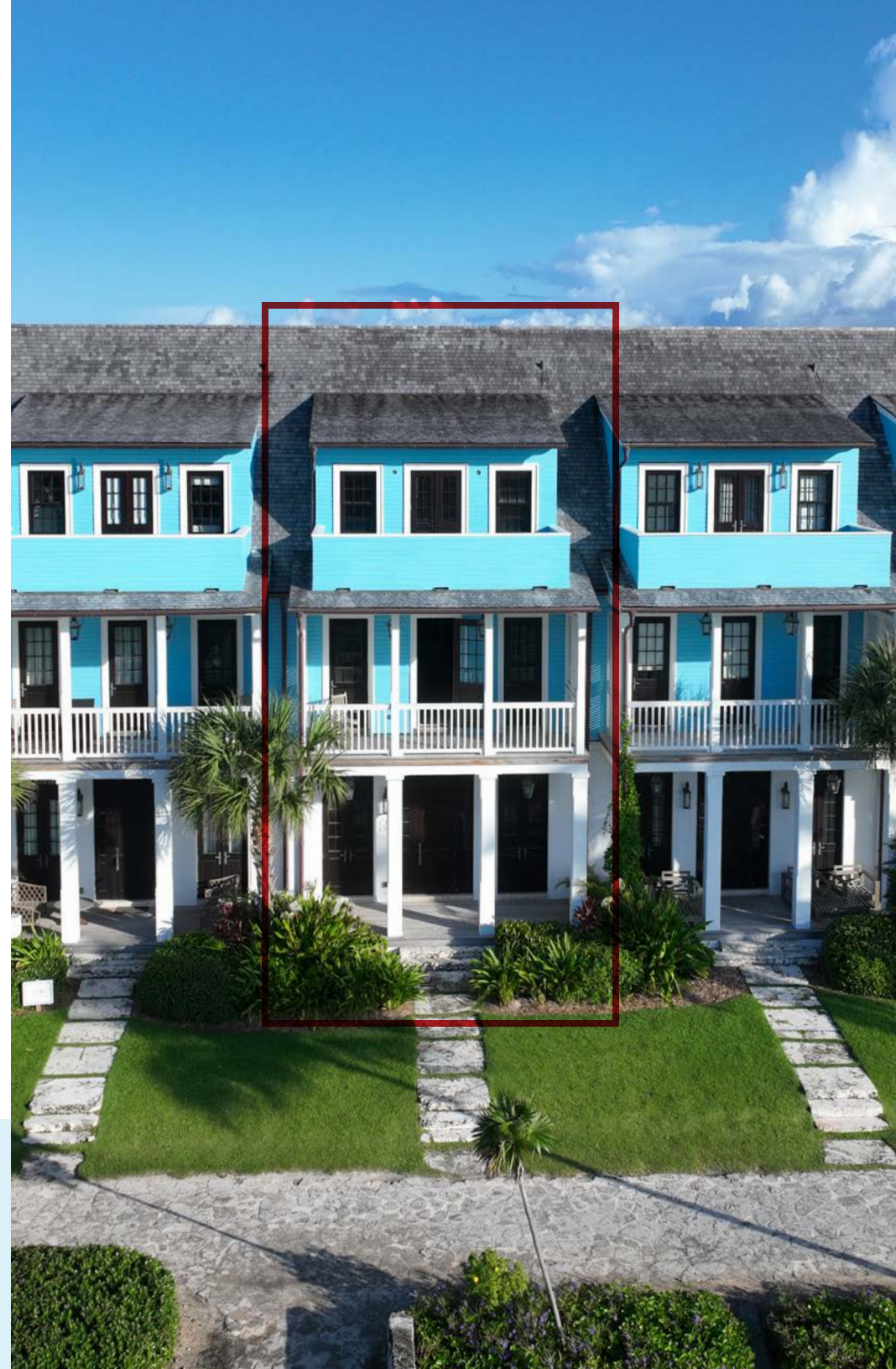
SECOND FLOOR



THIRD FLOOR

Cost Breakdown

Queen Bee Townhome	\$5,750,000
VAT on Sales Price (5%)	\$287,500
Attorney Fee (0.5% of Purchase Price)	\$28,750
VAT on Attorney Fee (10%)	\$2,875
Club Membership Deposit (80% equity)	\$250,000
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Total Initial Costs	\$6,319,125
2025 Condo Association Dues (prorated)	\$197,000
2025 Club Dues (prorated)	\$93,000
2025 Homeowners' Association Dues (prorated)	\$42,000
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2025 Total Annual Costs	\$332,000*



*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 | bakersbayclub.com