

Queen Bee Townhome





Baker's Bay
GOLF & OCEAN CLUB

GUMELMI CAY
PRIVATE ISLAND ESTATE

CHAPEL
POINT

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

- 169 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

MARINA VILLAGE
POOL

SUNRISE BEACH
COTTAGES

EAST VILLAGE
• Dockside Bar and Grill
• Fitness Center
• Pool
• Ziplines
• Waterslide

SUNRISE BEACH
FLATS

FCP
PRESERVATION
+ STUDY

JOES CREEK
SAND FLATS

SEA PORT

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

Marsh
Harbour

DIAMOND
POINT

GOLF
COURSE

- Practice Range
- Short Game Area
- Pro Shop

BAKER'S BAY
ESTATE LOTS

Sea of Abaco

SUNSET PARK

- Ball Fields
- Batting Cage
- Sports 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
- Putt Putt Mini Golf

SUNSET PIER
FLATS

Notes

BEACH CLUB

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

BEACH
CLUB COTTAGES

SHELL
ISLAND

Baker's Bay
GOLF & OCEAN CLUB

GREAT GUANA CAY
ABACO, THE BAHAMAS
TEL (974) 236-9361

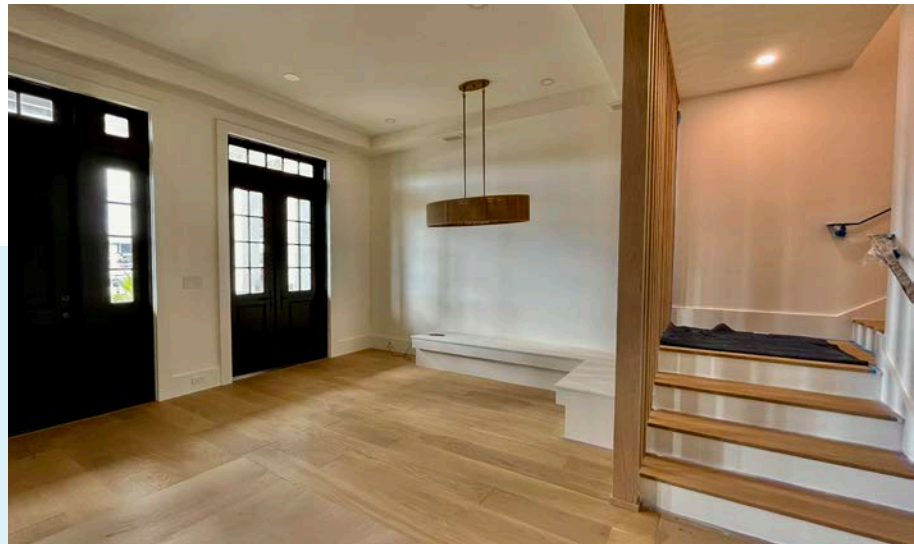
WWW.BAKERSBAYCLUB.COM

*via Bonnaventure
nouvo bellegrade*

Queen Bee is a stunningly renovated 3-story townhome, offering 4 bedrooms, 4.5 bathrooms, and 3,200 square feet of luxurious living space. This home, located in the desirable Marina Village, has been fully updated and is ready for immediate occupancy. With expansive areas on both the second and third levels, you have various options to personalize the space to your liking.

Just a few steps away, you'll find the Marina Village pool, the Market, and the Conch Shack restaurants, providing convenient access to dining and leisure. Additionally, the East Village Amenities and the Beach Club are just a short golf cart drive away, ensuring you have everything you need for a comfortable and enjoyable lifestyle.

| | |
|-----------|---------------------------|
| Size | 3,100 SF |
| Bedrooms | 4 |
| Bathrooms | 4.5 |
| Views | Marina, Mangrove Preserve |





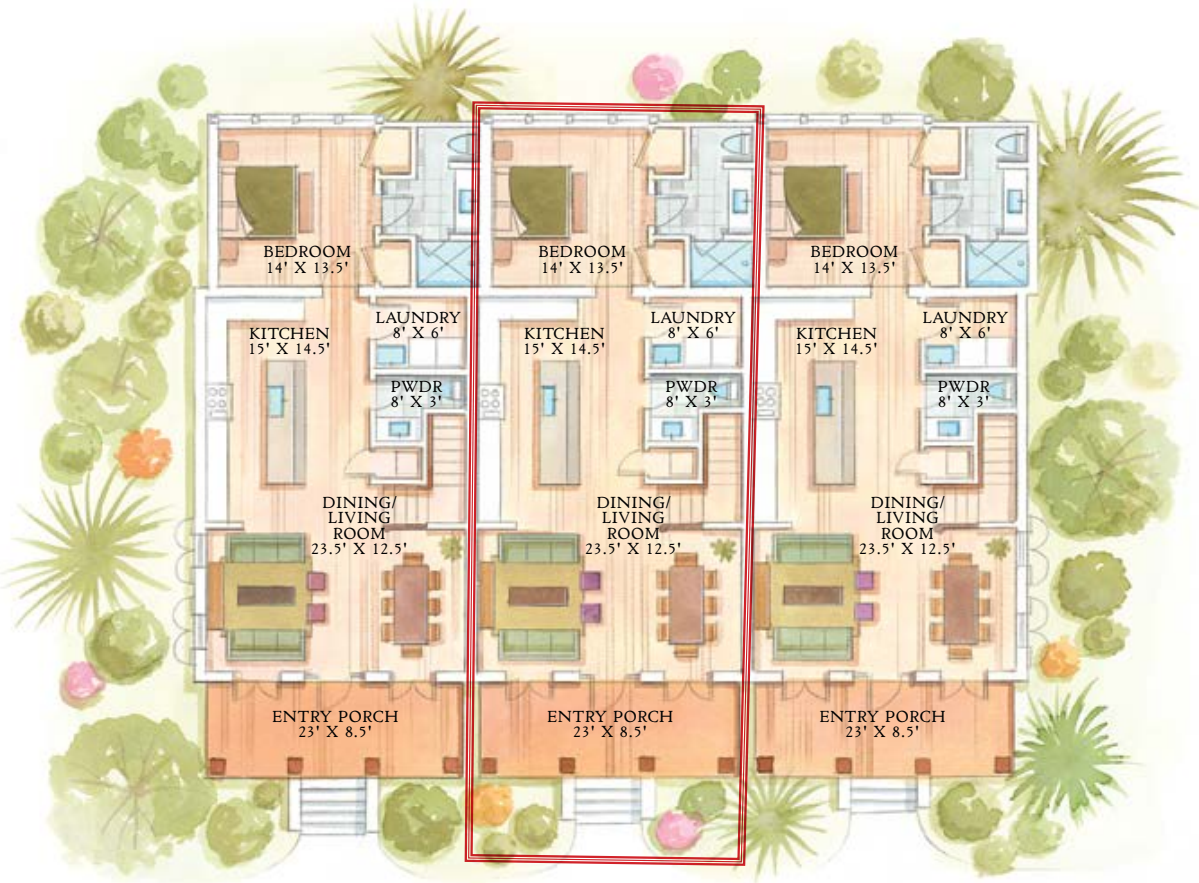
TOWNHOUSE

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

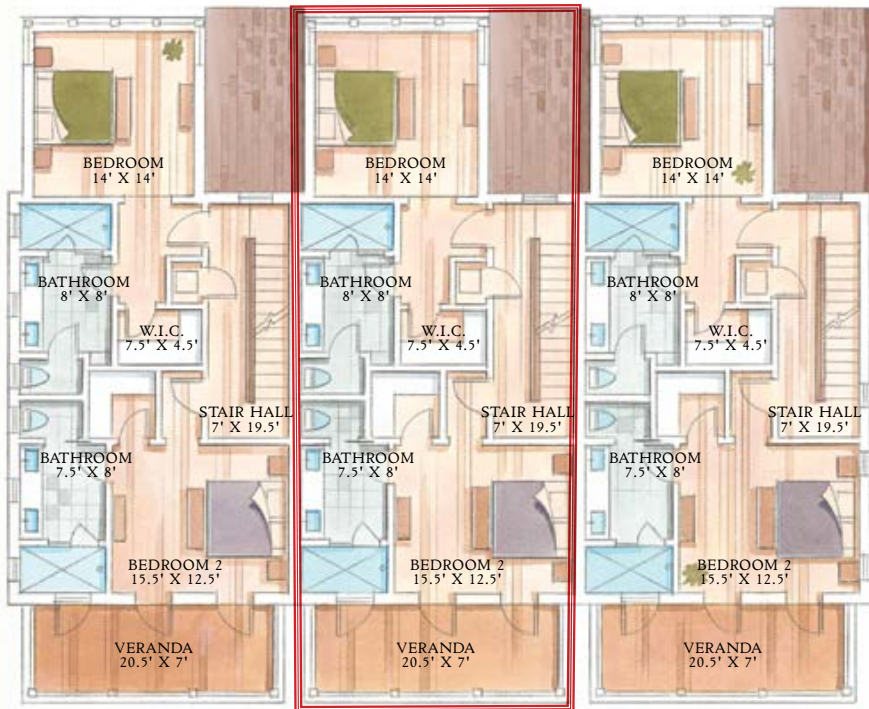


| AREA | SQ. FT. |
|--------------------|---------|
| Air Conditioned | 3,061 |
| Porches / Verandas | 740 |
| Total | 3,801 |

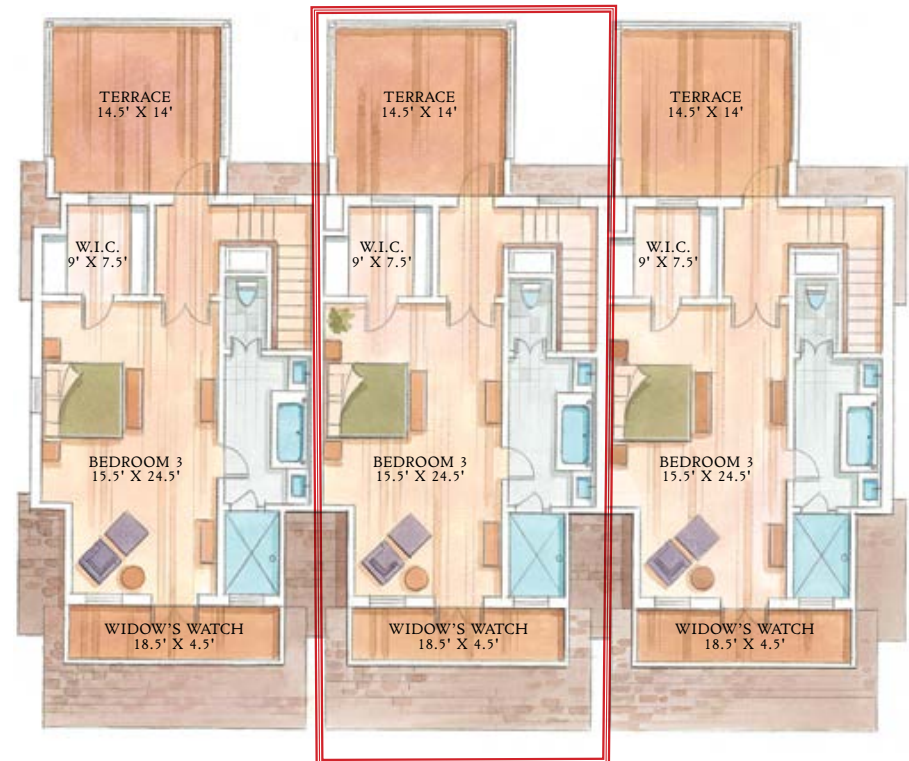


FIRST FLOOR

TOWNHOUSE



SECOND FLOOR



THIRD FLOOR

Cost Breakdown

| | |
|--|-------------|
| Queen Bee Townhome | \$5,600,000 |
| VAT on Sales Price (5%) | \$280,000 |
| Attorney Fee (0.5% of Purchase Price) | \$28,000 |
| VAT on Attorney Fee (10%) | \$2,800 |
| Club Membership Deposit (80% equity) | \$250,000 |
| <hr/> | |
| Total Initial Costs | \$6,160,800 |
| | |
| 2025 Condo Association Dues (prorated) | \$65,000 |
| 2025 Club Dues (prorated) | \$93,000 |
| 2025 Homeowners' Association Dues (prorated) | \$42,000 |
| <hr/> | |
| 2025 Total Annual Costs | \$200,000* |

*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