



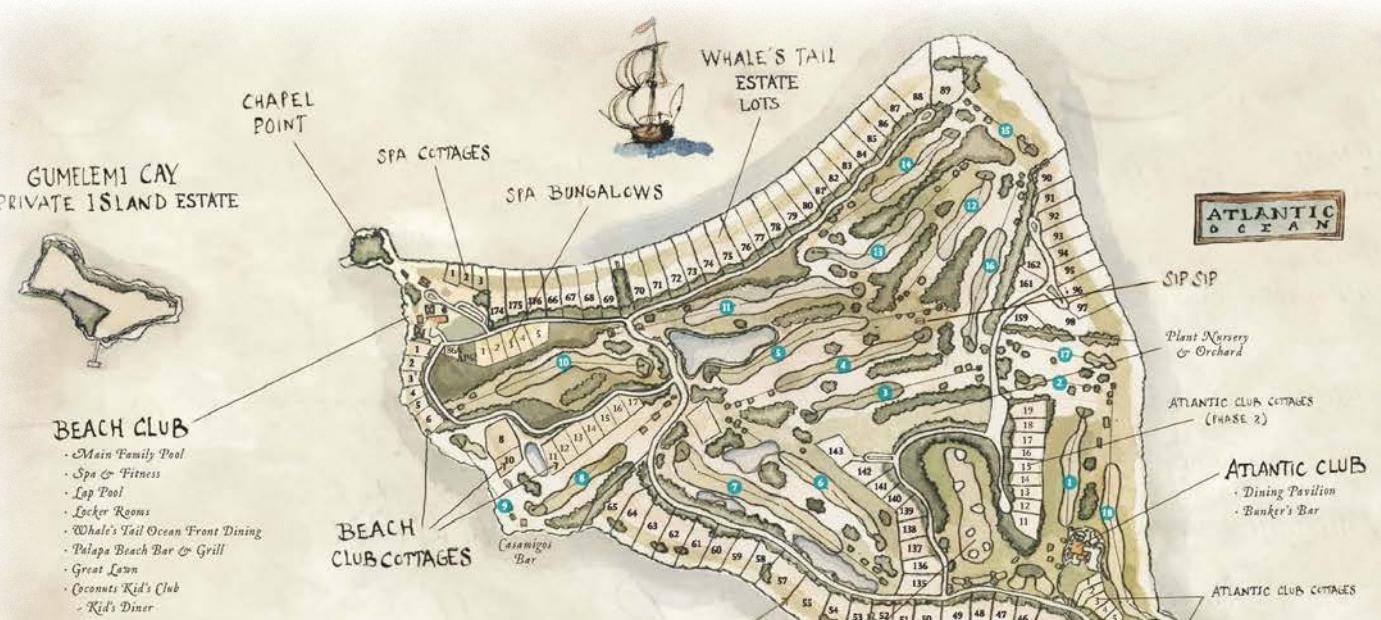
Baker's Bay  
GOLF & OCEAN CLUB

## Queen Bee Townhome





**Baker's Bay**  
GOLF & OCEAN CLUB



**Notes**

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**Sea of Abaco**

**BAKER'S BAY ESTATE LOTS**

**GOLF COURSE**

- Practice Range
- Short Game Area
- Pro Shop

**SHELL ISLAND**



**Baker's Bay**  
GOLF & OCEAN CLUB

Great Guana Cay  
ABACO, THE BAHAMAS  
TEL (934) 256-9561

WWW.BAKERSBAYCLUB.COM

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**SUNSET PARK**

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



**DIAMOND POINT**

**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 & 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**



**DIAMOND POINT**

**Marsh Harbour**

**SETTLEMENT**

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





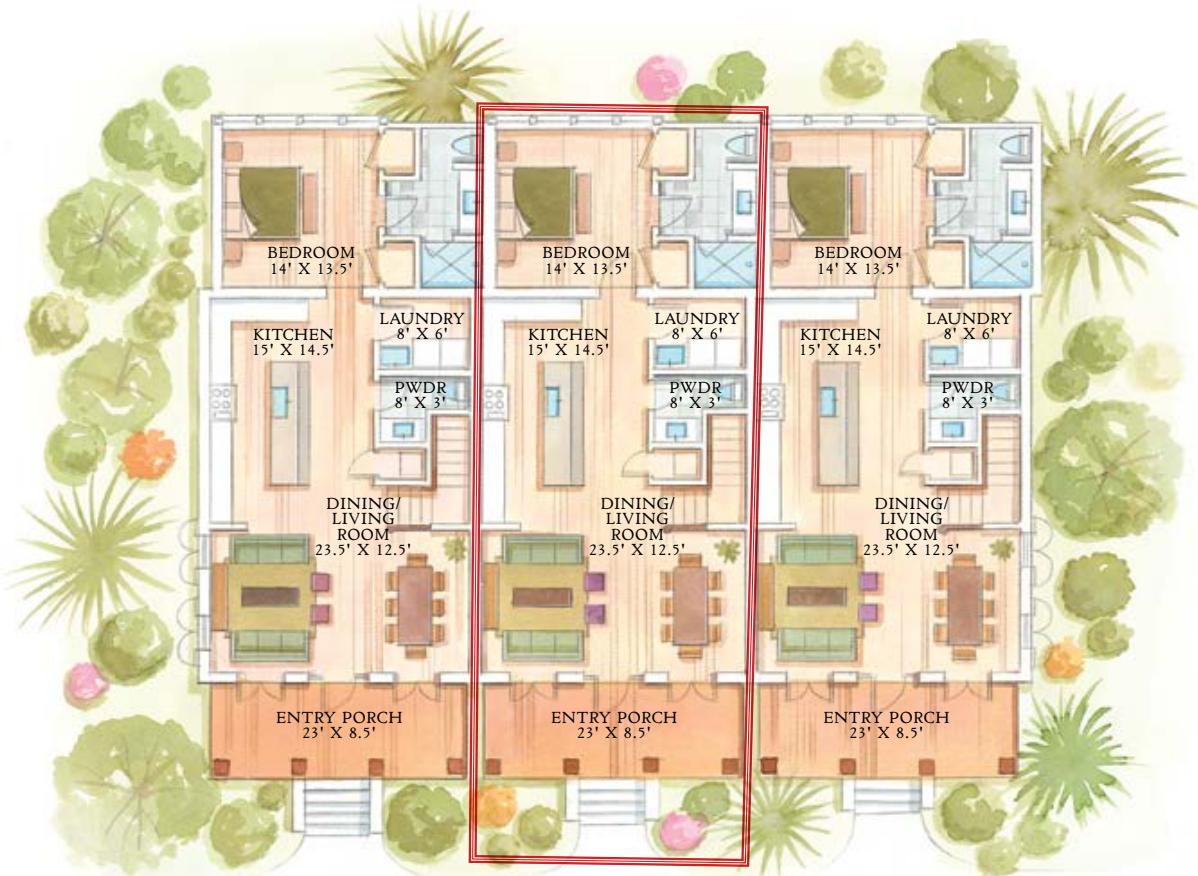
# TOWNHOUSE

## 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

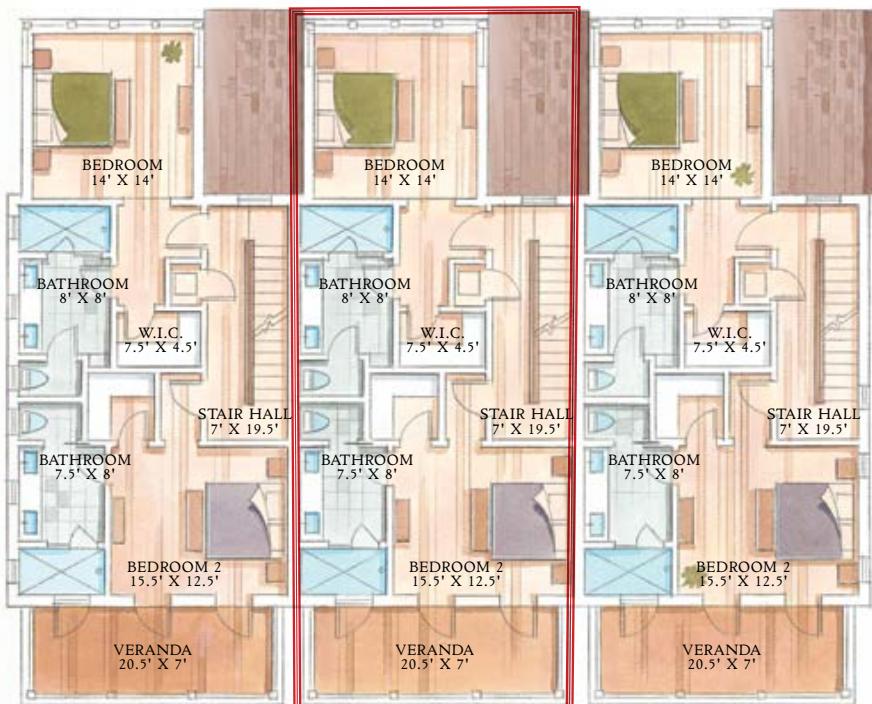


AREA	SQ. FT.
Air Conditioned	3,061
Porches / Verandas	740
Total	3,801



FIRST FLOOR

# TOWNHOUSE



## 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
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Total Initial Costs	\$6,160,800
Proposed 2026 Club Dues (prorated)	\$95,400
Proposed 2026 Condo Association Dues	\$68,000
Proposed 2026 HOA Dues (prorated)	\$43,260
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Proposed 2026 Total Annual Costs	\$206,660*



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