

# 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

SUNRISE BEACH  
COTTAGES

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

SUNRISE BEACH  
FLATS

SEA PORT

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

Marsh  
Harbour

DIAMOND  
POINT

SAND FLATS

FCP  
PRESERVATION  
+ STUDY

JOES CREEK

SUNSET PIER  
FLATS

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 PARK

- Ball Fields
- Batting Cage
- Sports Court
- Outdoor Parents  
Docks
- Bocce Ball &  
Horse Shoes
- Ropes Course
- Jelly Beans
- Pirate's Playground

BAKER'S BAY  
ESTATE LOTS

Sea of Abaco

GOLF  
COURSE

- Practice Range
- Short Game Area
- Pro Shop

BEACH  
CLUB COTTAGES

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

Notes

Handwritten notes area with lines for writing.

SHELL  
ISLAND

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

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

WWW.BAKERSBAYCLUB.COM

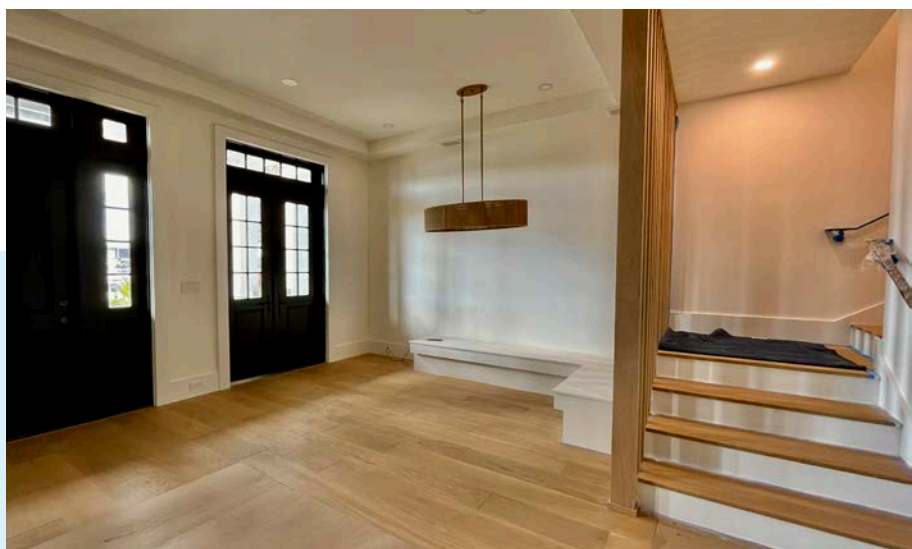
*via Bonnaventure  
nouvo bellegrade*



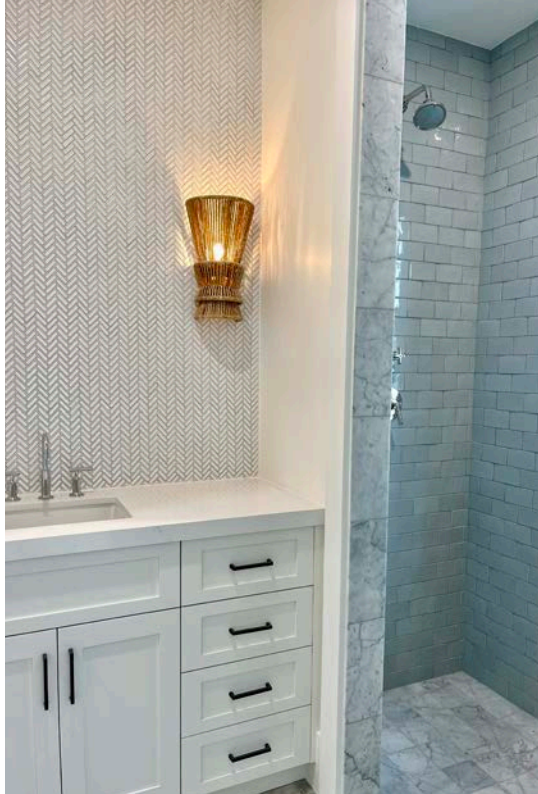
Queen Bee is a stunningly renovated 3-story townhome, offering 4 bedrooms, 4.5 bathrooms, and 3,200 square feet of luxurious living space. This home, located in the desirable Marina Village, has been fully updated and is ready for immediate occupancy. With expansive areas on both the second and third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









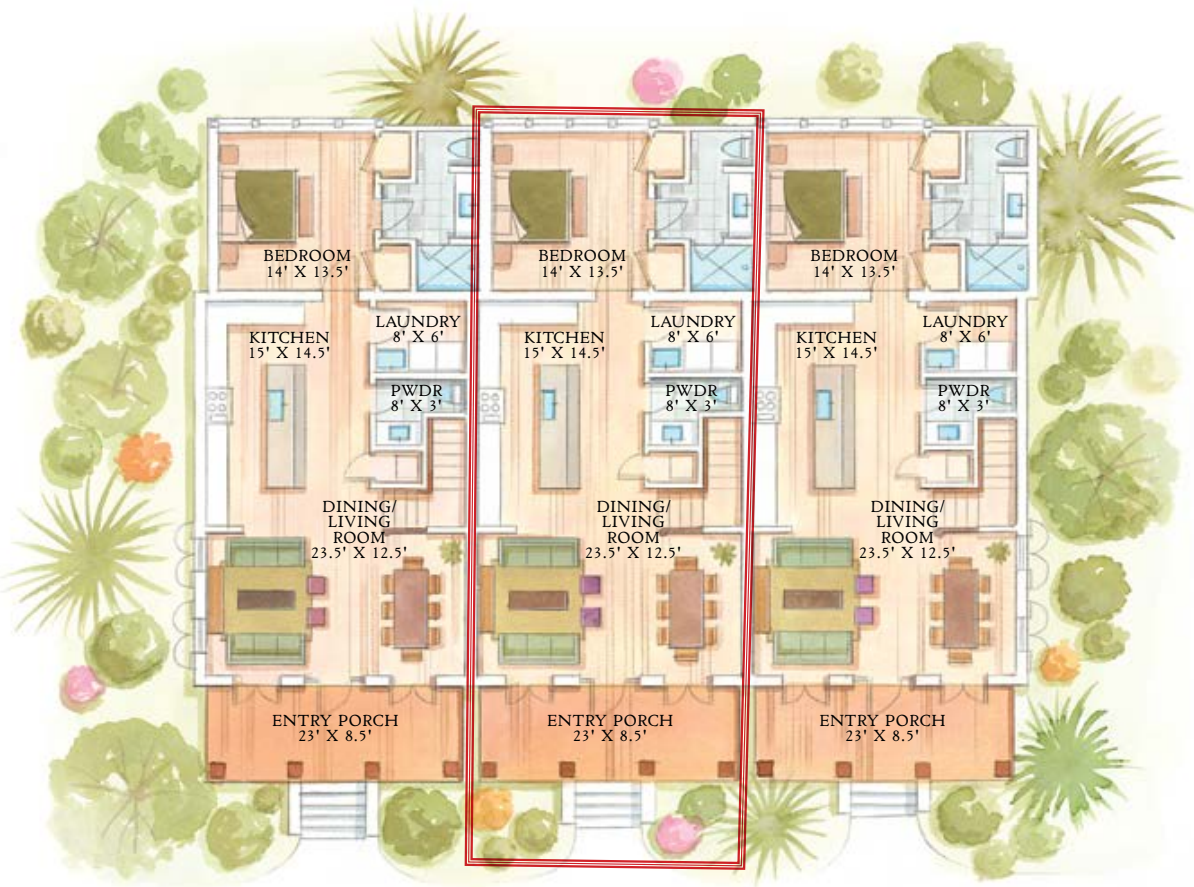
# TOWNHOUSE

## 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

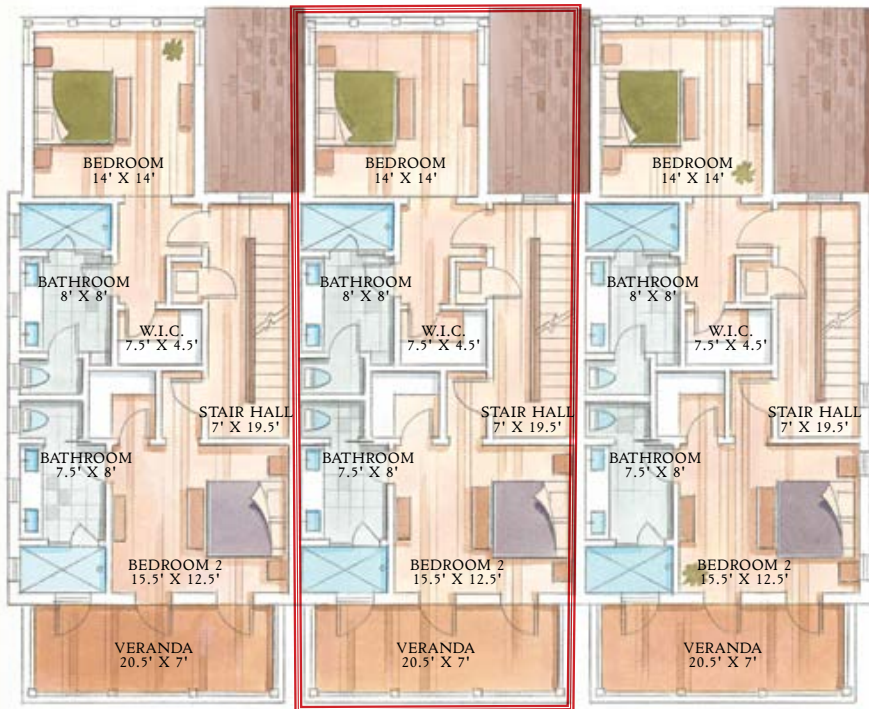


AREA	SQ. FT.
Air Conditioned	3,061
Porches / Verandas	740
Total	3,801

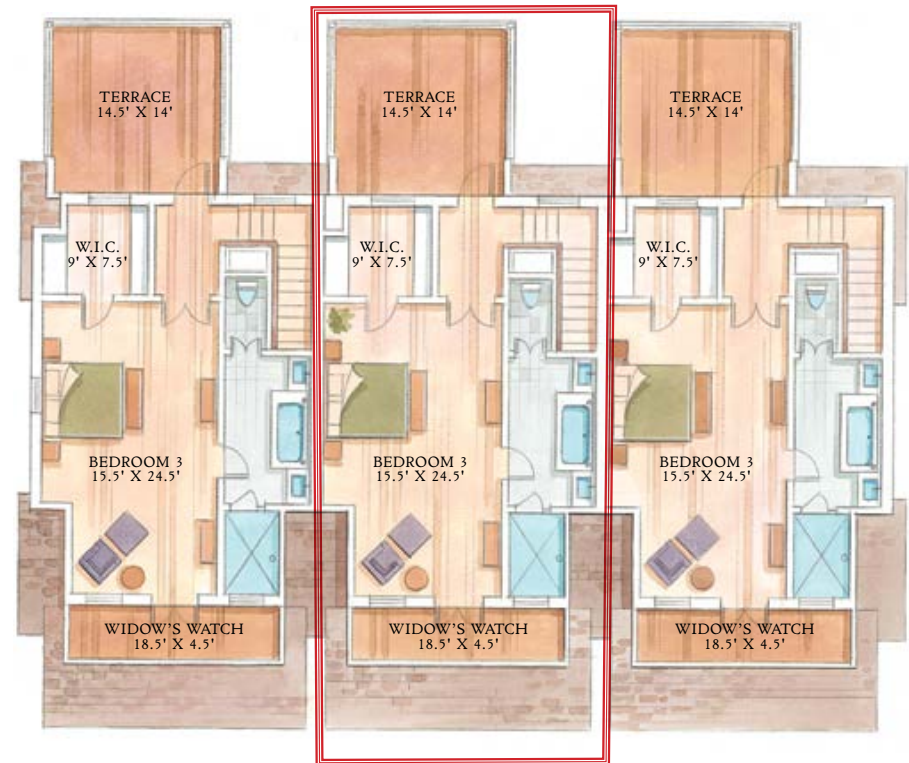


FIRST FLOOR

# 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
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
Proposed 2026 Total Annual Costs	\$206,660*

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