

# Queen Bee Townhome



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







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GUMELEMI CAY  
PRIVATE ISLAND ESTATE

CHAPEL  
POINT

WHALE'S TAIL  
ESTATE LOTS

ATLANTIC  
OCEAN

SIP SIP

Plant Nursery  
& Orchard

BEACH CLUB

- Main Family Pool
- Spa & Fitness
- Lap Pool
- Locker Rooms
- Whale's Tail Ocean Front Dining
- Dune Beach Bar & Grill
- Great Lawn
- Coconuts Kid's Club

BEACH  
CLUB COTTAGES

Casamigos  
Bar

ATLANTIC CLUB

ATLANTIC CLUB COTTAGES

BAKER'S BAY  
ESTATE LOTS

GOLF COURSE

- Practice Range
- Short Game Area
- Pro Shop

Sea of Abaco

BAKER'S BAY

ATLANTIC  
COAST HOMES

ATLANTIC  
FLATS

Queen Bee Townhome

BAKER'S BAY MARINA VILLAGE

- 105 Slip Marina
- Will's Island
- Marina Club & Inn
- Marina Village Residences & Boat Houses
- Conch Shack Bar & Grille
- The Market
- Blu Boutique
- Medical Office
- Marina Fitness & Pool
- Marina, Member & Residential Services
- Sales Office

SUNRISE BEACH  
COTTAGES

MARINA  
VILLAGE POOL

SUNRISE BEACH  
FLATS

SUNSET PIER  
FLATS

MANGROVE  
PRESERVE

SUNSET PARK

- Ball Fields
- Batting Cage
- Sport Court
- Outdoor Pursuits Docks
- Bocce Ball & Horse Shoes
- Jelly Beans
- Pirate's Playground
- Chef's Outdoor Kitchen Pavillion
- Fruit Orchard
- Pickleball
- Tennis Courts
- New Toddler Play Area
- Putt Putt Mini Golf

SHELL  
ISLAND

FER  
PRESERVATION  
STUDY

SAND FLATS

DIAMOND  
POINT

SEA PORT

- Sea Plane Ramp
- Fueling Pier
- Customs & Immigration

EAST  
VILLAGE

- Dockside Bar and Grill
- Fitness Center
- Muscle Beach
- Pool

Marsh  
Harbour

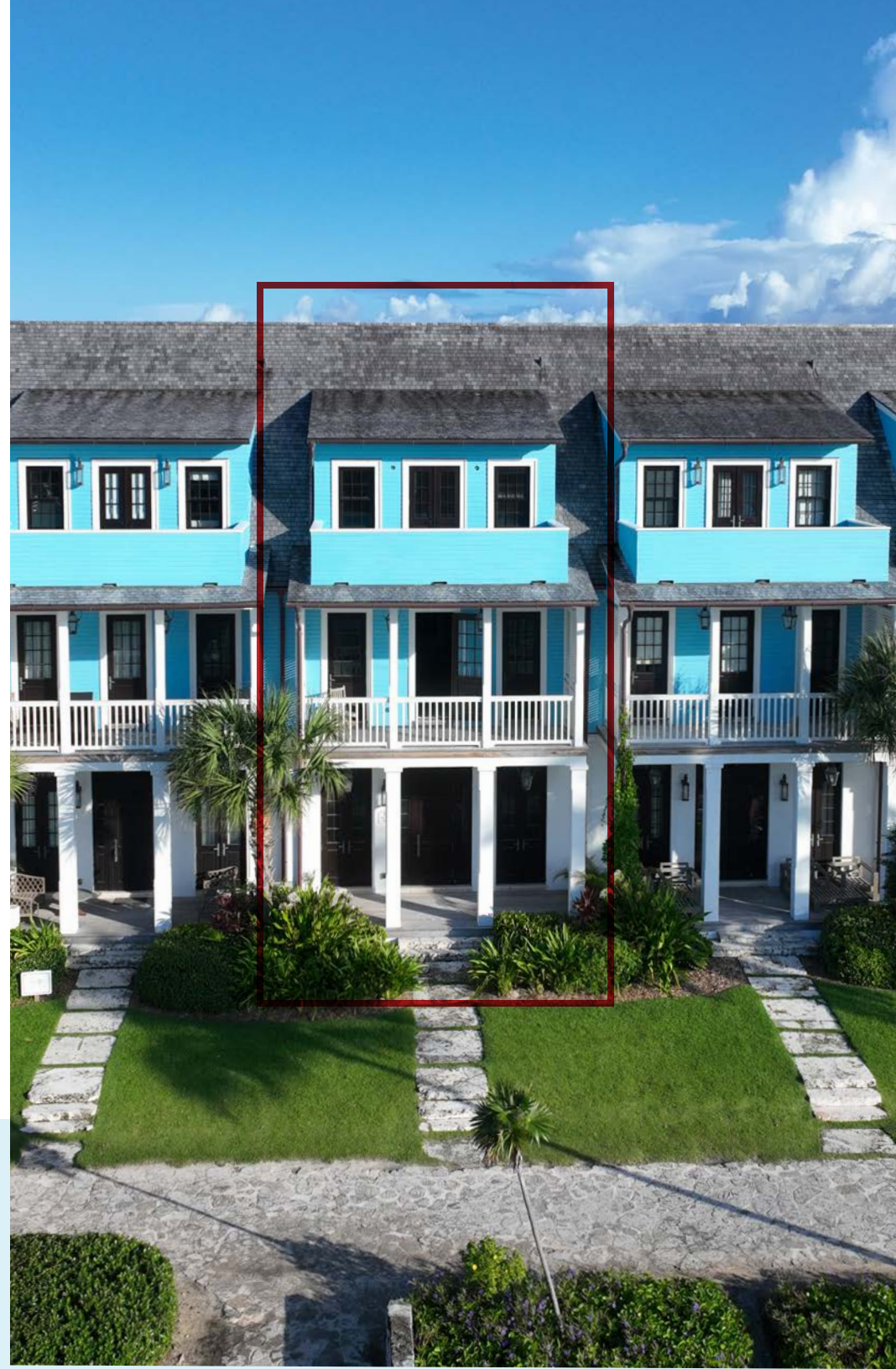
SETTLEMENT

via Bonnaventure  
innousobellegradre



**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





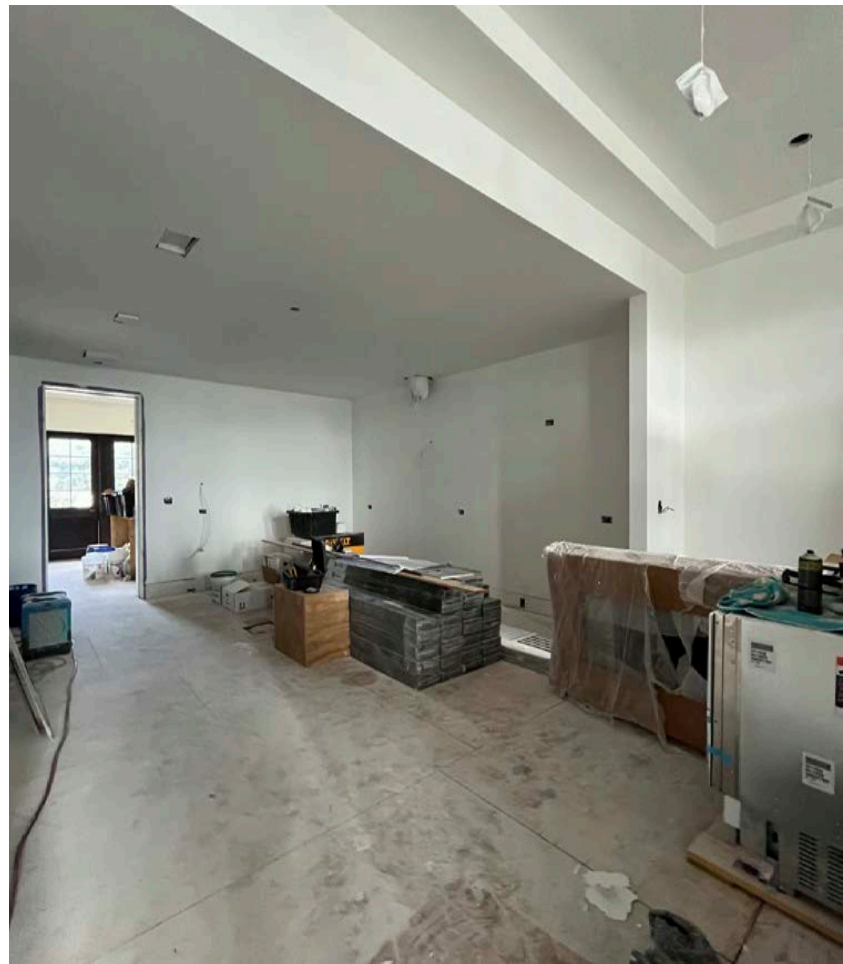
Cost Breakdown

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
Total Initial Costs	\$6,319,125
2024 Condo Association Dues (prorated)	\$50,000
2023 Club Dues (prorated)	\$84,185
2024 Homeowners' Association Dues (prorated)	\$40,200
2024 Total Annual Costs	\$174,385





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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)