

Queen Bee Townhome



Baker's Bay
GOLF & OCEAN CLUB





Baker's Bay
GOLF & OCEAN CLUB

GUMELEMI CAY
PRIVATE ISLAND ESTATE



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

WHALE'S TAIL
ESTATE LOTS

ATLANTIC
OCEAN

SIP SIP

Plant Nursery
& Orchard

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



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 & Grill
- The Market
- Blu Boutique
- Medical Office
- Marina Fitness & Pool
- Marina, Member & Residential Services
- Sales Office

ATLANTIC FLATS

ATLANTIC BEACH

MARINA VILLAGE POOL

SUNRISE BEACH COTTAGES

SUNRISE BEACH FLATS

SUNSET PIER FLATS

MANGROVE PRESERVE

FOR PRESERVATION STUDY

SAND FLATS

SEA PORT

- Sea Plane Ramp
- Fueling Pier
- Customs & Immigration

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

DIAMOND POINT

Marsh Harbour

SETTLEMENT

*via Bonnaventure
innouso bellegrade*



CHAPEL POINT



SHELL ISLAND

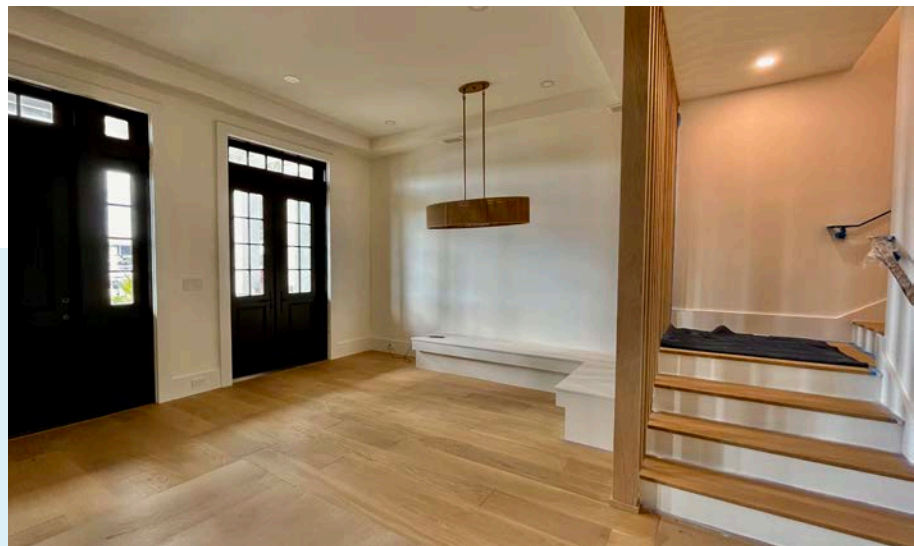
Queen Bee is a former 4 bedroom, 4.5 bathroom, 3,200 SF, 3-story townhome that has been completely remediated post hurricane. The home is a blank canvas for a remodel and has various options to redesign the expansive areas on both the second and third levels. The home is located in the Marina Village 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.

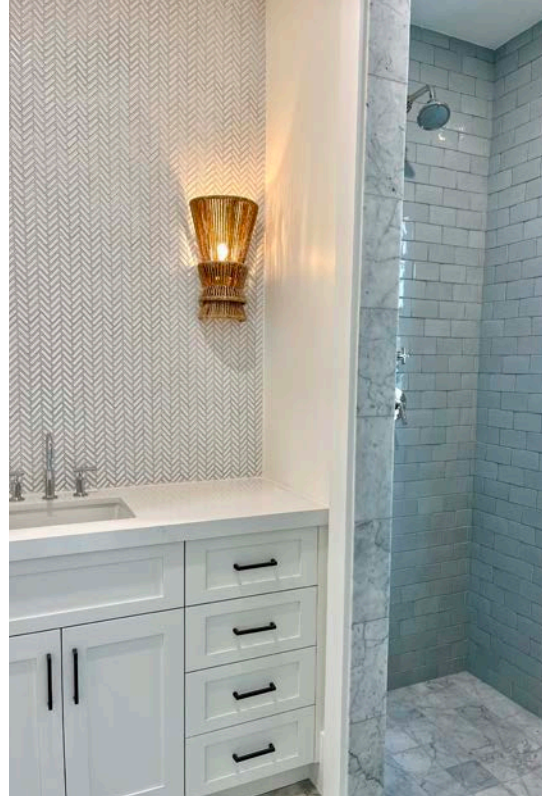
Size 3,100 SF

Bedrooms 4

Bathrooms 4.5

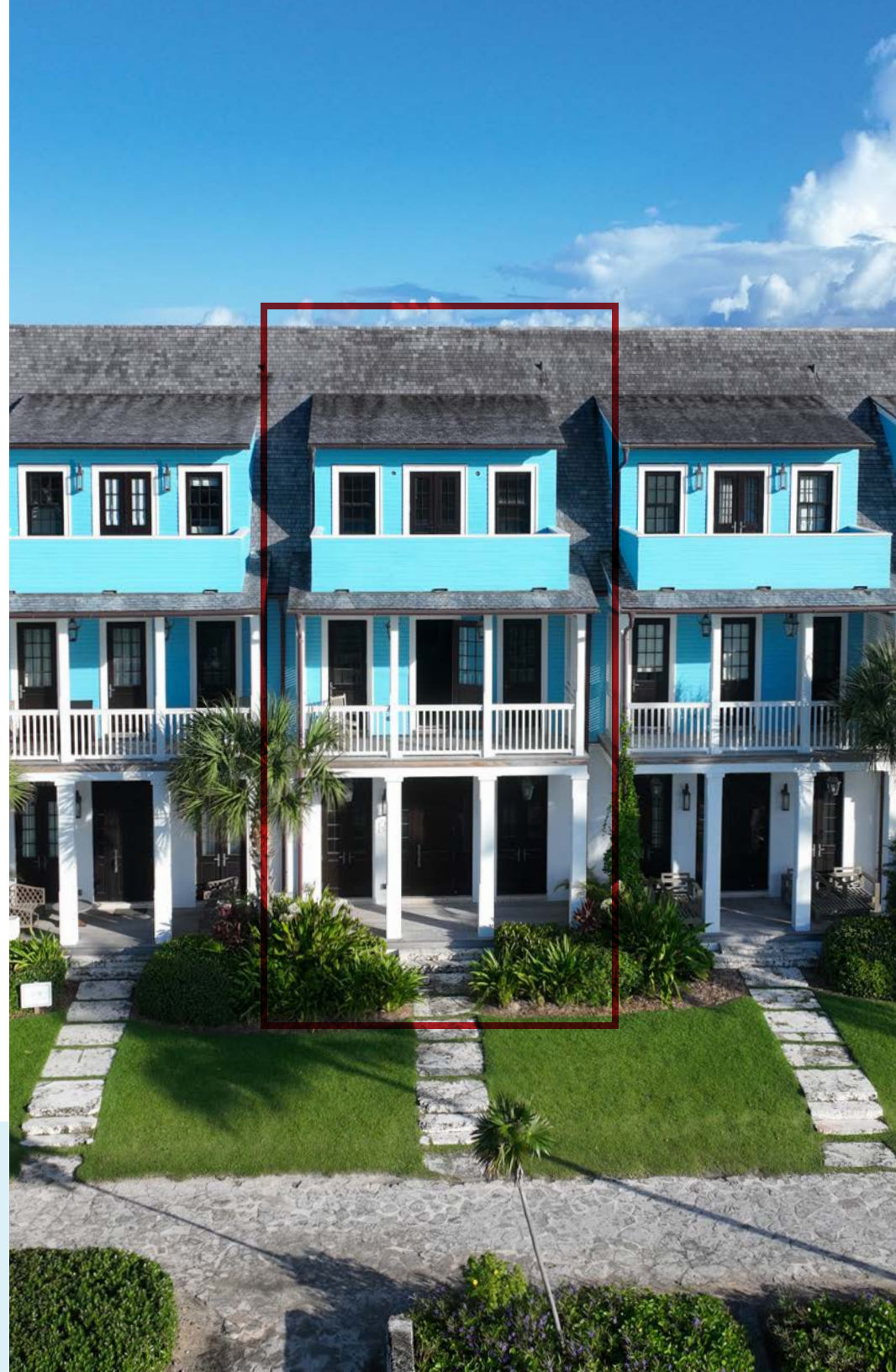
Views Marina, Mangrove Preserve





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
<hr/>	
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
<hr/>	
2024 Total Annual Costs	\$174,385





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