

# Queen Bee Townhome



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







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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



Queen Bee Townhome

BAKER'S BAY  
ESTATE LOTS

Sea of Abaco

**GOLF COURSE**

- Practice Range
- Short Game Area
- Pro Shop

BAKER'S BAY

ATLANTIC  
COAST HOMES

ATLANTIC  
FLATS

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

**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

SUNSET PIER  
FLATS

MANGROVE  
PRESERVE

ATLANTIC  
BEACH

MARINA  
VILLAGE  
POOL

SUNRISE BEACH  
COTTAGES

SUNRISE BEACH  
FLATS

SHELL  
ISLAND

FOR  
PRESERVATION  
STUDY

JOES CREEK

SAND  
FLATS

SEA PORT

- Sea Plane Ramp
- Fueling Pier
- Customs & Immigration

EAST  
VILLAGE

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

DIAMOND  
POINT

Marsh  
Harbour

SETTLEMENT

*via Bonnaventure  
innouso bellegrade*





**Queen Bee Townhome** is a former 4 bedroom, 4.5 bathroom, 3,100 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** Marin, Mangrove Preserve





## Cost Breakdown

Queen Bee Townhome	\$3,200,000
VAT on Sales Price (5%)	\$160,000
Attorney Fee (0.5% of Purchase Price)	\$16,000
VAT on Attorney Fee (10%)	\$1,600
Club Membership Deposit (80% equity)	\$250,000
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Total Initial Costs	\$3,627,600
2022 Condo Association Dues (prorated)	\$50,000
2022 Club Dues (prorated)	\$68,750
2022 Homeowners' Association Dues (prorated)	\$29,900
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2022 Total Annual Costs	\$148,650





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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)