



Baker's Bay
GOLF & OCEAN CLUB

"Raising the Bar" Townhome





Baker's Bay
GOLF & OCEAN CLUB

GUMLEMI CAY
PRIVATE ISLAND ESTATE



BEACH CLUB

- Main Family Pool
- Spa & Fitness
- Lap Pool
- Locker Rooms
- Whale's Tail Ocean Front Dining
- Palapa Beach Bar & Grill
- Great Lawn
- Coconut's Kid's Club
- Kid's Diner
- Theater
- Game Room
- Marine Science Classroom

BEACH CLUB COTTAGES

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

'Raising the Bar'



BAKER'S BAY MARINA VILLAGE

- 165 Slip Marina
- Marina Club & Inn
- Marina Village Residences & Boat Houses
- Couch Shack Bar & Grill
- The Market & Post Office
- Blu Boutique & Other Shops
- Medical Office
- Marina Fitness & Pool
- Marina, Member & Residential Services
- Sales Office

PHASE 2
ATLANTIC
COAST HOMES

ATLANTIC
BEACH

MARINA
VILLAGE
POOL

SUNRISE BEACH
COTTAGES

EAST
VILLAGE

- Dockside Bar and Grill
- Fitness Center
- Pool
- Ziplines
- Waterslide

SUNRISE BEACH
FLATS

SUNSET PIER
FLATS

MANGROVE
PRESERVE

FCP
PRESERVATION
+ STUDY

JOES CREEK

SAND FLATS

SEA PORT

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

Marsh
Harbour

DIAMOND
POINT

Notes

BAKER'S BAY
ESTATE LOTS

Sea of Abaco

GOLF
COURSE

- Practice Range
- Short Game Area
- Pro Shop

SUNSET PARK

- Ball Fields
- Batting Cage
- Sports Court
- Outdoor Parents Docks
- Bocce Ball & Horse Shoes
- Ropes Course
- Jelly Beans
- Pirate's Playground
- Hydroponic Garden
- Chef's Outdoor Kitchen Pavilion
- Fruit Orchard
- Pickle Ball
- Tennis Courts
- Trampolines
- Climbing Wall
- New Toddler Play Area
- Post Post Mini Golf

SHELL
ISLAND



Baker's Bay
GOLF & OCEAN CLUB

GREAT GUANA CAY
ABACO, THE BAHAMAS
TEL (974) 256-9361

WWW.BAKERSBAYCLUB.COM

*via Bonnaventure
in novobellegrade*

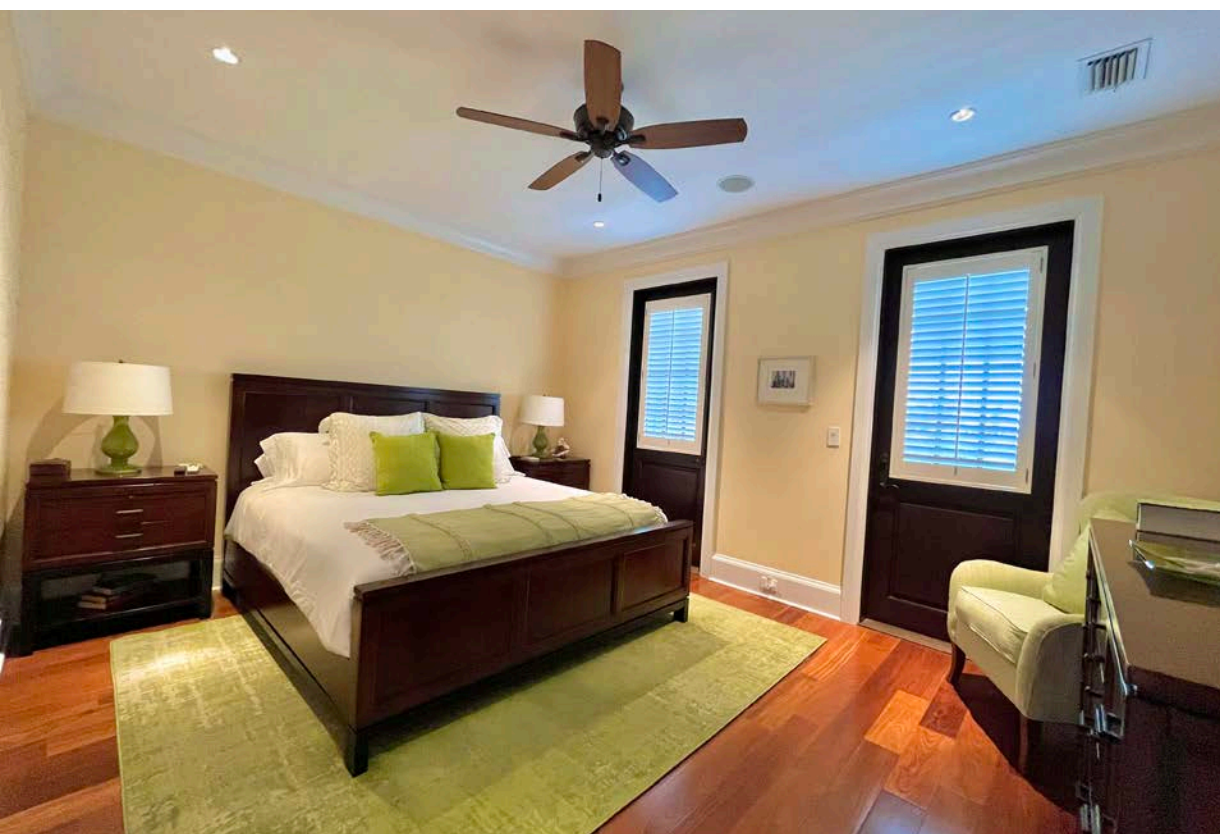
SETTLEMENT

“Raising the Bar” Townhome is a 3-bedroom, 3.5 bath, 2,700 SF, 3-story townhouse that comes fully furnished. The downstairs bedroom lodaction has been altered from the original plans to be a covered outdoor porch, perfect for late night games and grilling. Located within the ever-loved Marina Village, this beautiful home offers wonderful views over the marina as well as the Sea of Abaco. The townhouse is ideally situated for easy access to the Marina Village amenities, which include a gym, pool, The Market and The Conch Shack.

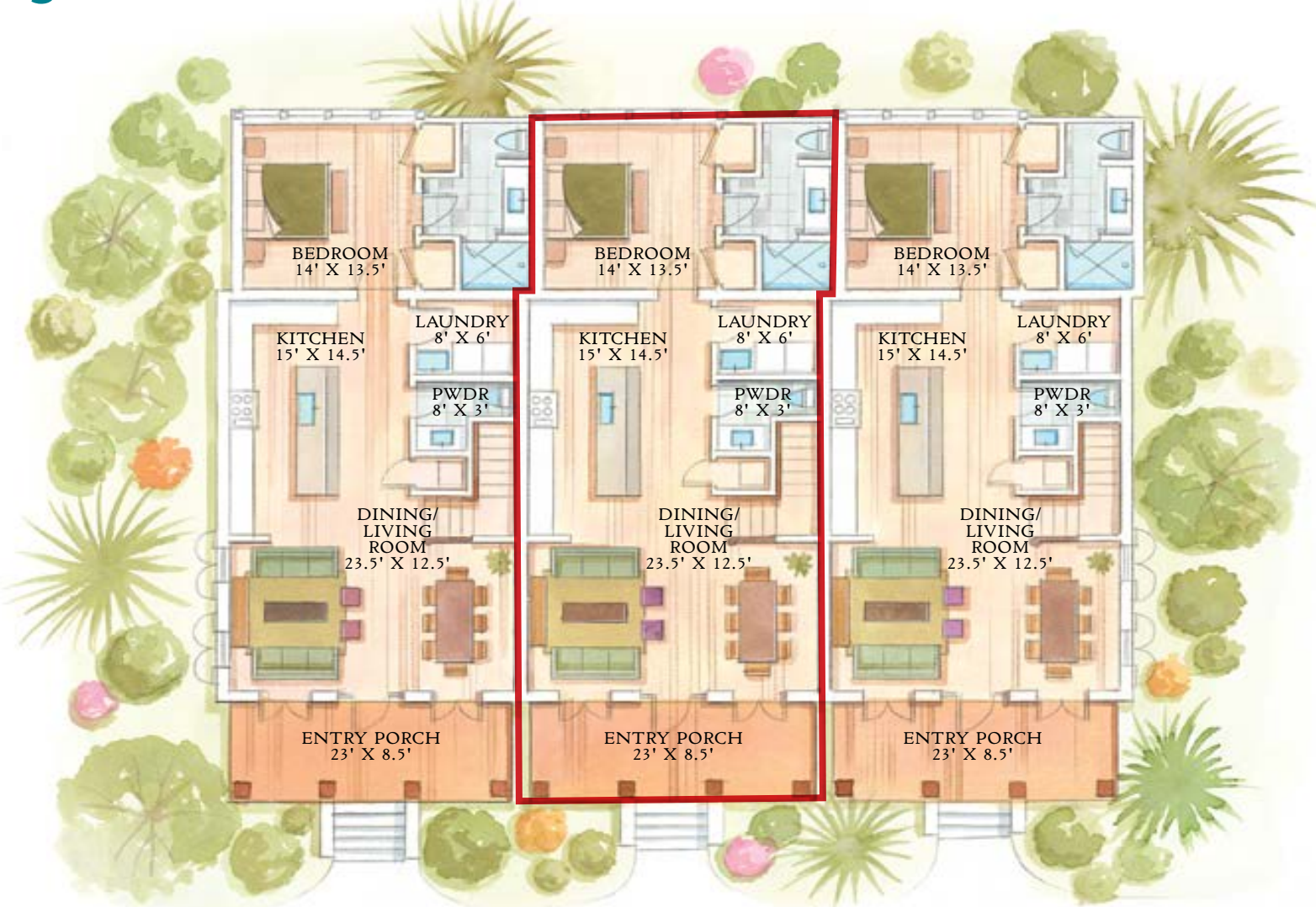
Size	2,700 SF
Bedrooms	3
Bathrooms	3.5
Views	Marina, Sea of Abaco



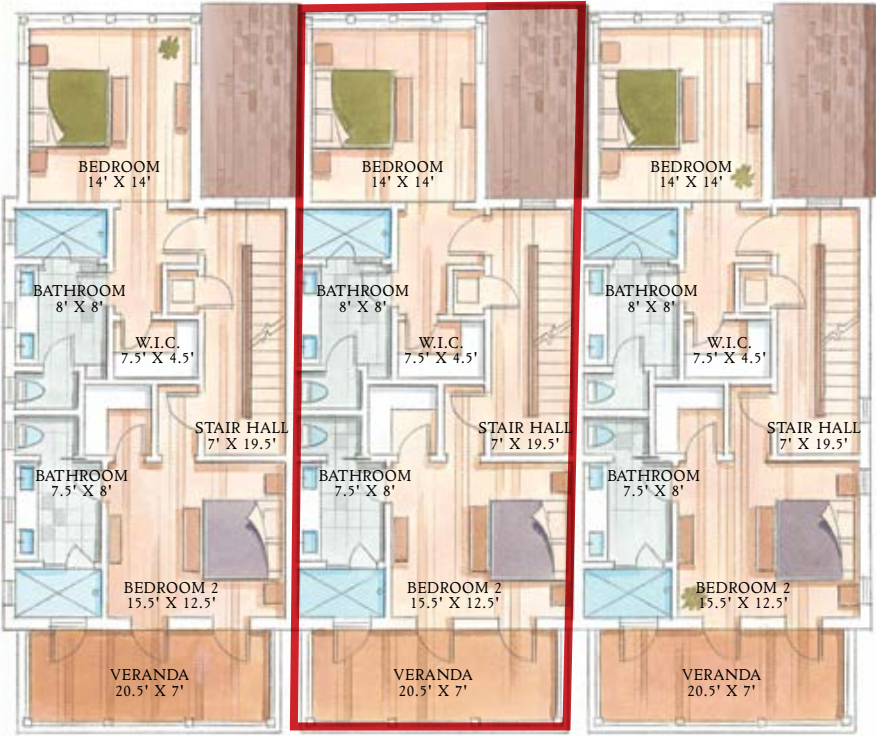
"Raising the Bar" Townhome



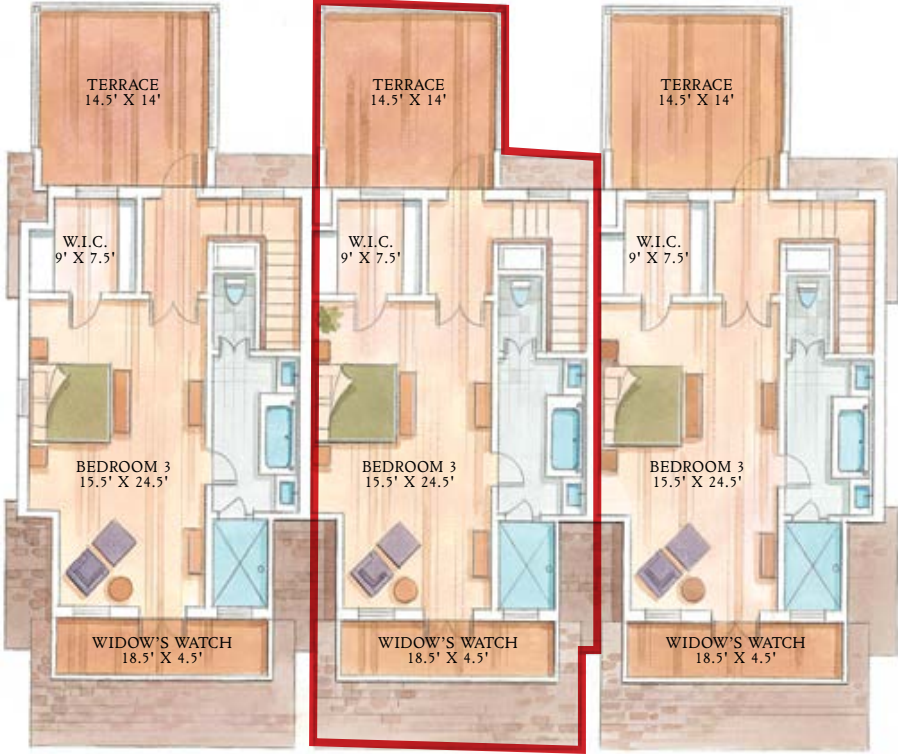
“Raising the Bar” Floor Plan



"Raising the Bar" Floor Plan



SECOND FLOOR



THIRD FLOOR

Cost Breakdown

'Raising the Bar' Marina Village Townhome	\$4,950,000
VAT on Sales Price (5%)	\$247,500
Attorney Fee (0.5% of Purchase Price)	\$24,750
VAT on Attorney Fee (10%)	\$2,475
Club Membership Deposit (80% equity)	\$250,000
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Total Initial Costs	\$5,474,725
2025 Condo Association Dues (prorated)	\$49,000
2025 Club Dues (prorated)	\$93,000
2025 Homeowners' Association Dues (prorated)	\$42,000
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2025 Total Annual Costs	\$184,000*



*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 | bakersbayclub.com