



Baker's Bay  
GOLF & OCEAN CLUB

## "Raising the Bar" Townhome





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GOLF & OCEAN CLUB



**Notes**

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Sea of Abaco

SUNSET PARK

- Ball Fields
- Batting Cage
- Sport Court
- Outdoor Pursuits
- Docks
- Bocce Ball & Horse Shoe
- Ropes Course
- Jelly Beans
- Pirate's Playground
- Hydroponic Garden
- Chief Outdoor Kitchen Pavilion
- Fruit Orchard
- Pickle Ball
- Tennis Courts
- Trampolines
- Climbing Wall
- New Toddler Play Area
- Putt Putt Mini Golf

BAKER'S BAY

ATLANTIC COAST HOMES

'Raising the Bar'



BAKER'S BAY MARINA VILLAGE

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

EAST VILLAGE

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

SUNRISE BEACH FLATS

SUNRISE BEACH FLATS

SUNSET PIER FLATS



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Great Guana Cay  
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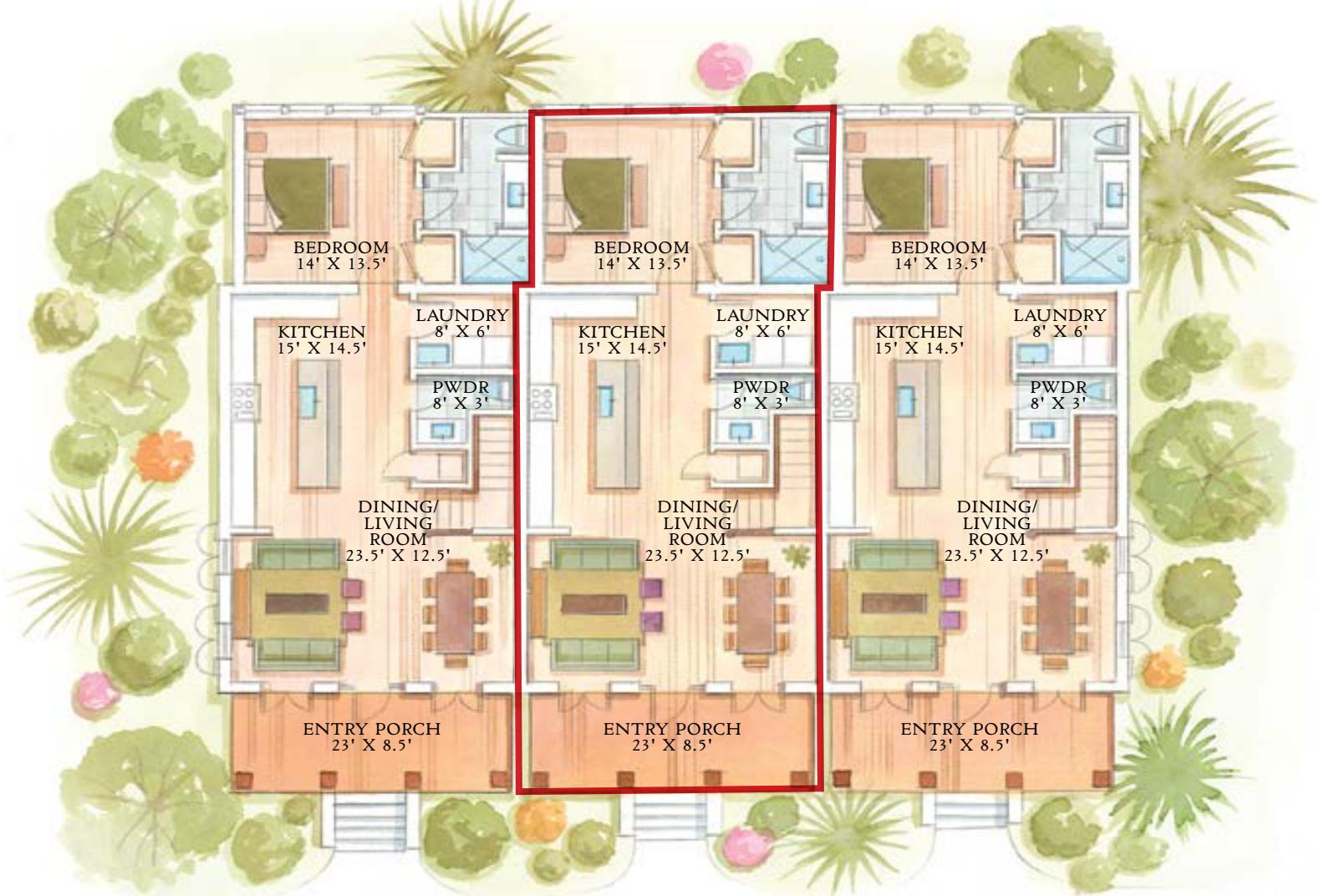
**“Raising the Bar” Townhome** is a 3-bedroom, 3.5 bath, 2,700 SF, 3-story townhouse that comes fully furnished. The downstairs bedroom location has been altered from the original plans to be a covered outdoor porch, perfect for late night games and grilling. Located within the ever-loved Marina Village, 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.

<b>Size</b>	2,700 SF
<b>Bedrooms</b>	3
<b>Bathrooms</b>	3.5
<b>Views</b>	Marina, Sea of Abaco

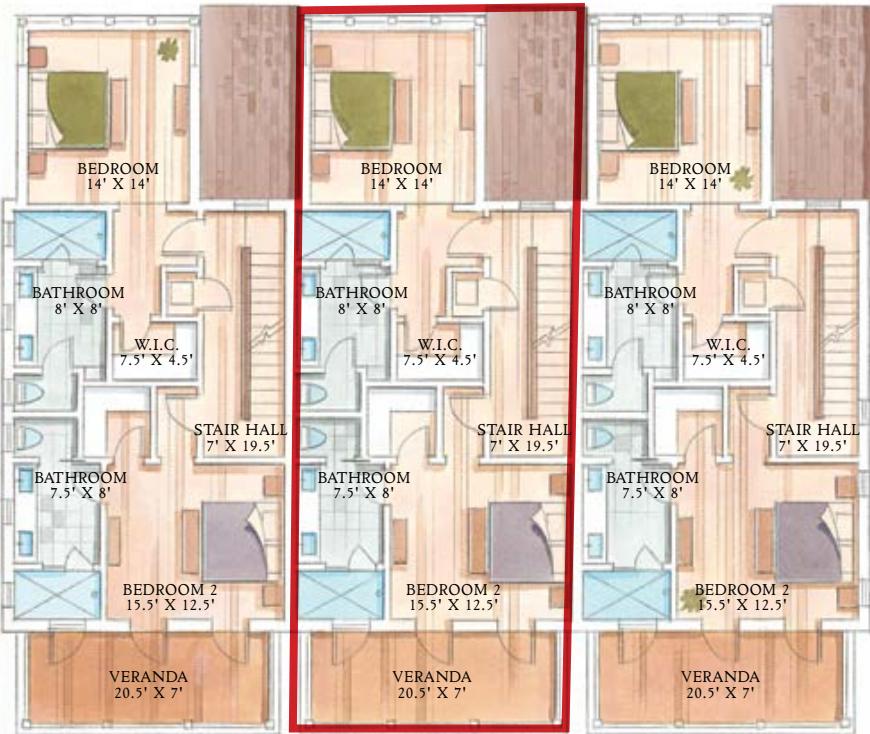




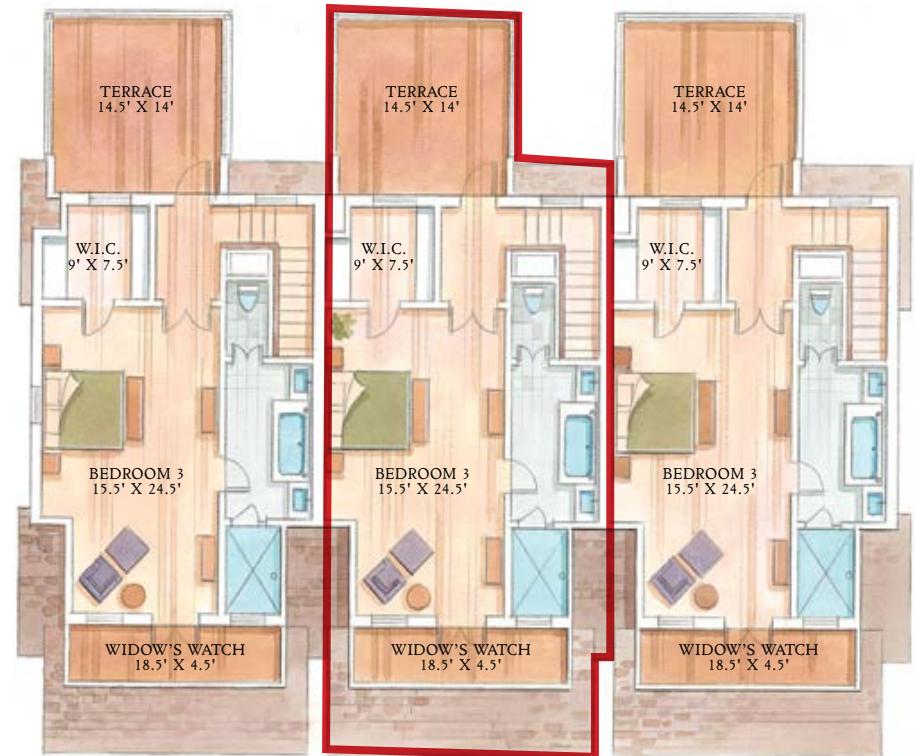
# "Raising the Bar" Floor Plan



# "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
<b>Total Initial Costs</b>	<b>\$5,474,725</b>

Proposed 2026 Club Dues (prorated)	\$95,400
Proposed 2026 Condo Association Dues	\$48,000
Proposed 2026 HOA Dues (prorated)	\$43,260
<b>Proposed 2026 Total Annual Costs</b>	<b>\$186,660*</b>



\*ANNUAL DUES SUBJECT TO 10% VAT



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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.

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