

"Raising the Bar" Townhome



Baker's Bay
GOLF & OCEAN CLUB





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GUMELMI CAY
PRIVATE ISLAND ESTATE

CHAPEL
POINT

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

- 16p 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

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

SHOALHOLE

JOES CREEK

FCP PRESERVATION + STUDY

SAND FLATS

DIAMOND POINT

Marsh Harbour

SEA PORT

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

SETTLEMENT

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
- Putt Putt Mini Golf

BEACH CLUB COTTAGES

BEACH CLUB

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

Notes

Handwritten notes area with lines for writing.

SHELL ISLAND

Baker's Bay
GOLF & OCEAN CLUB

GREAT GUANA CAY
ABACO, THE BAHAMAS
TEL (974) 236-9361

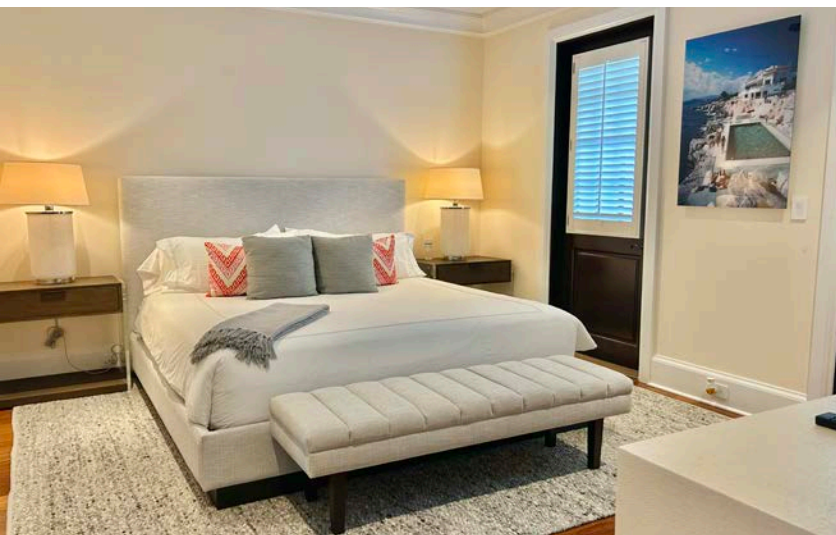
WWW.BAKERSBAYCLUB.COM

*via Bonnaventure
nouvo bellegrade*

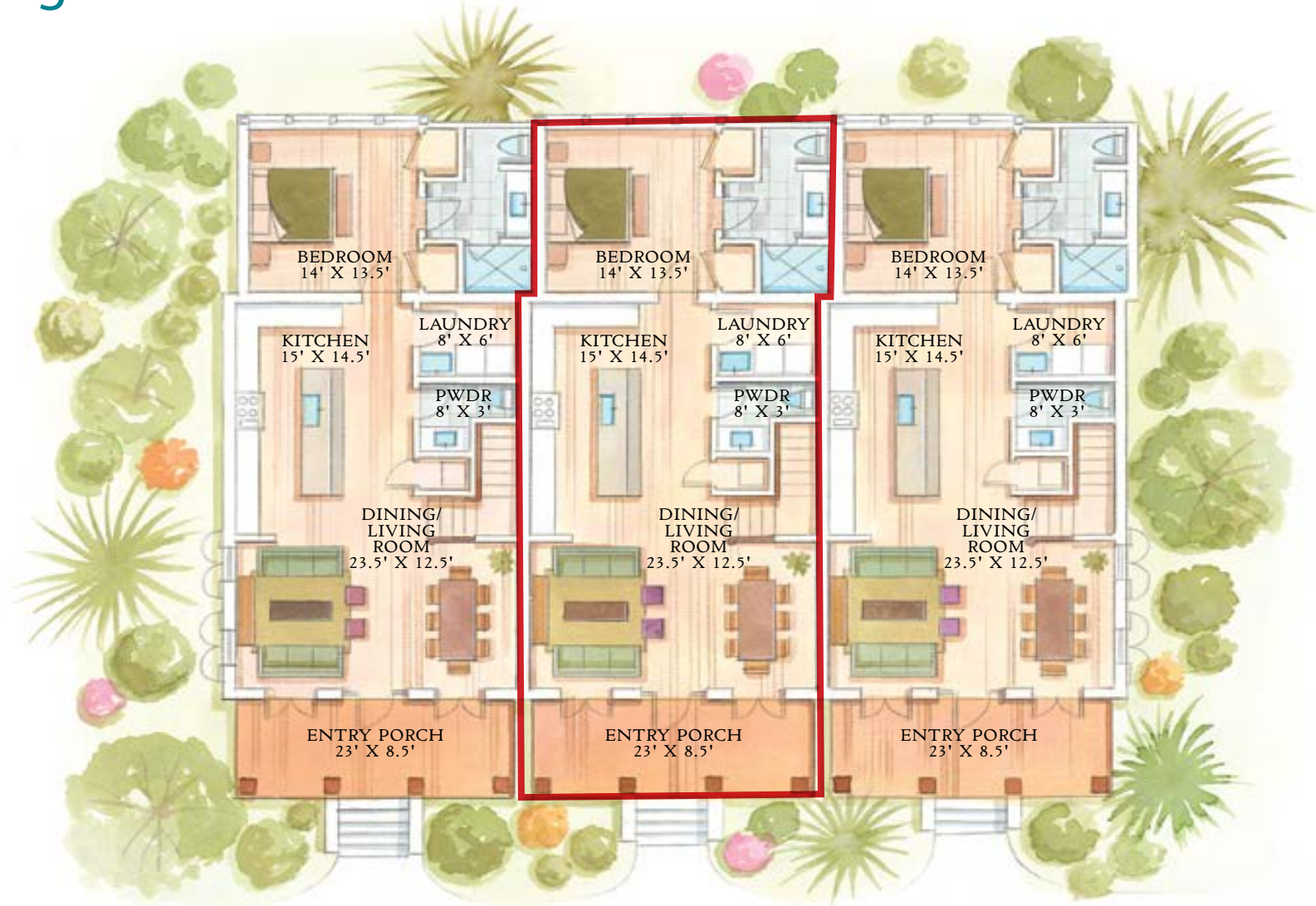
“Raising the Bar” Townhome is a 3-bedroom, 3.5 bath, 2,700 SF, 3-story townhouse that comes fully furnished. The downstairs bedroom lodaction has bee altered from the original plans to be a covered outdoor porch, perfect for late night games and grilling. Located within the ever-loved Marina Village,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

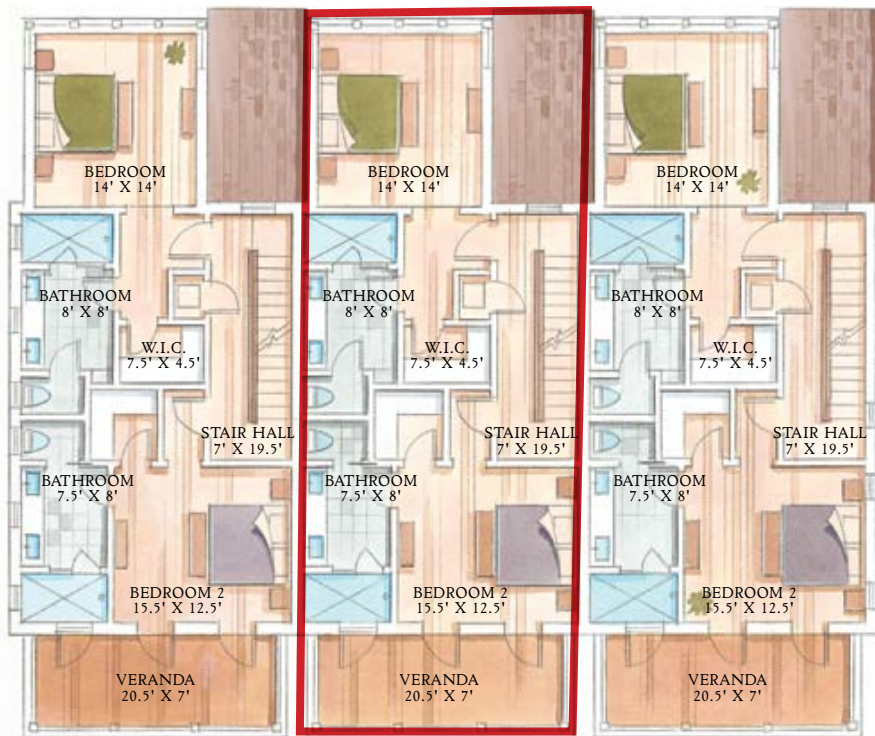




"Raising the Bar" Floor Plan



"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
Total Initial Costs	\$5,474,725

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

*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