“Raising the Bar” Townhome

Baker's Bay
GOLF & OCEAN CLUB




Baker's Bay
GOLF & OCEAN CLUB
'Raising the Bar'
CHAPEL POINT
SPA COTTAGES
SPA BUNGALOWS
WHALE'S TAIL ESTATE LOTS
GUMELEMI CAY PRIVATE ISLAND ESTATE
ATLANTIC OCEAN
SIP SIP
Plant Nursery & Orchard
ATLANTIC CLUB COTTAGES (PHASE 2)
ATLANTIC CLUB
· Dining Pavilion
· Bunker's Bar
BEACH CLUB
· Main Family Pool
· Spa & Fitness
· Lap Pool
· Locker Rooms
· Whale's Tail Ocean Front Dining
· Palapa Beach Bar & Grill
· Great Lawn
· Coconuts Kid's Club
- Kid's Diner
- Theater
- Game Room
- Marine Science Classroom
BEACH CLUB COTTAGES
Casamigos Bar
ATLANTIC CLUB COTTAGES
BAKER'S BAY ESTATE LOTS
GOLF COURSE
· Practice Range
· Short Game Area
· Pro Shop
ATLANTIC COAST HOMES
BAKER'S BAY
PHASE 2 ATLANTIC COAST HOMES
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
Notes
Sea of Abaco
SUNSET PARK
· Ball Fields
· Batting Cage
· Sport Court
· Outdoor Pursuits Docks
· Bocce Ball & Horse Shoes
· Ropes Course
· Jelly Beans
· Pirate's Playground
· Hydroponic Garden
· Chefs Outdoor Kitchen Pavillion
· Fruit Orchard
· Pickle Ball
· Tennis Courts
· Trampolines
· Climbing Wall
· New Toddler Play Area
· Putt Putt Mini Golf
SUNSET PIER FLATS
MANGROVE PRESERVE
ATLANTIC BEACH
MARINA VILLAGE POOL
SUNRISE BEACH COTTAGES
EAST VILLAGE
· Dockside Bar and Grill
· Fitness Center
· Pool
· Zipline
· Waterslide
SUNRISE BEACH FLATS
SHELL ISLAND
FCP PRESERVATION + STUDY
JOES CREEK
SAND FLATS
Fitness Center
SEA PORT
· Sea Plane Docks & Ramp
· Fueling Pier
· Customs & Immigration
DIAMOND POINT
Marsh Harbour
SETTLEMENT
Baker's Bay
GOLF & OCEAN CLUB
Great Guana Cay
Abaco, The Bahamas
tel (954) 256-9561
www.bakersbayclub.com

"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.

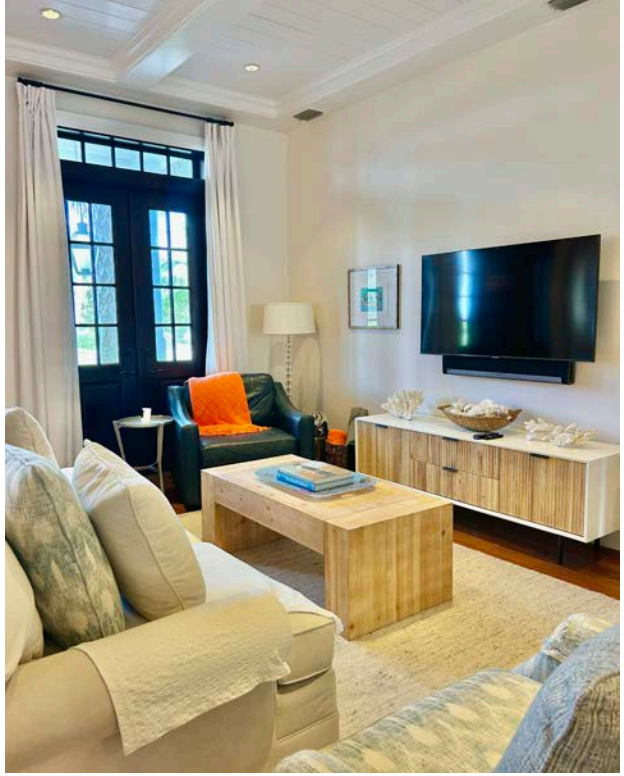
Size	2,700 SF
Bedrooms	3
Bathrooms	3.5
Views	Marina, Sea of Abaco









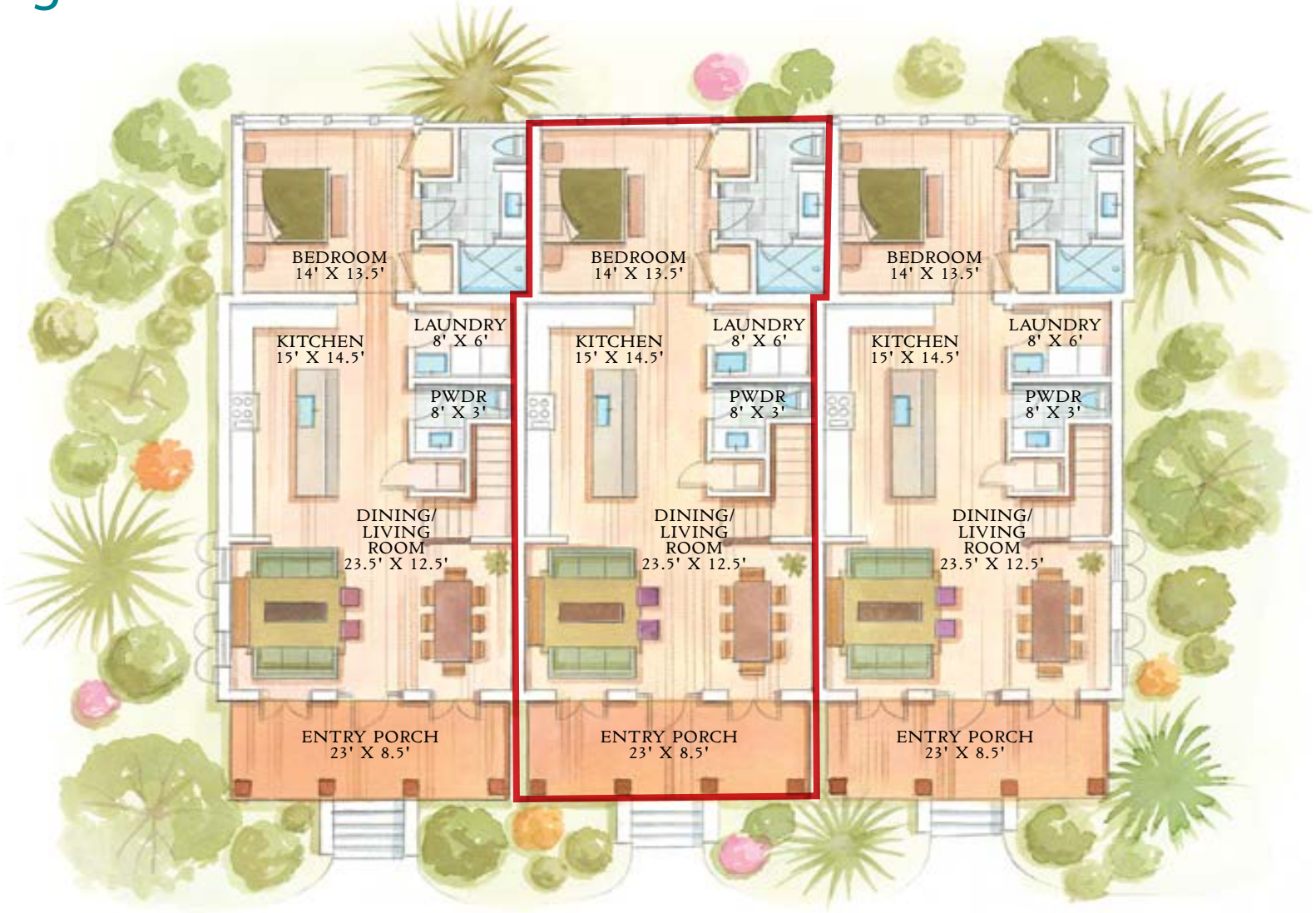




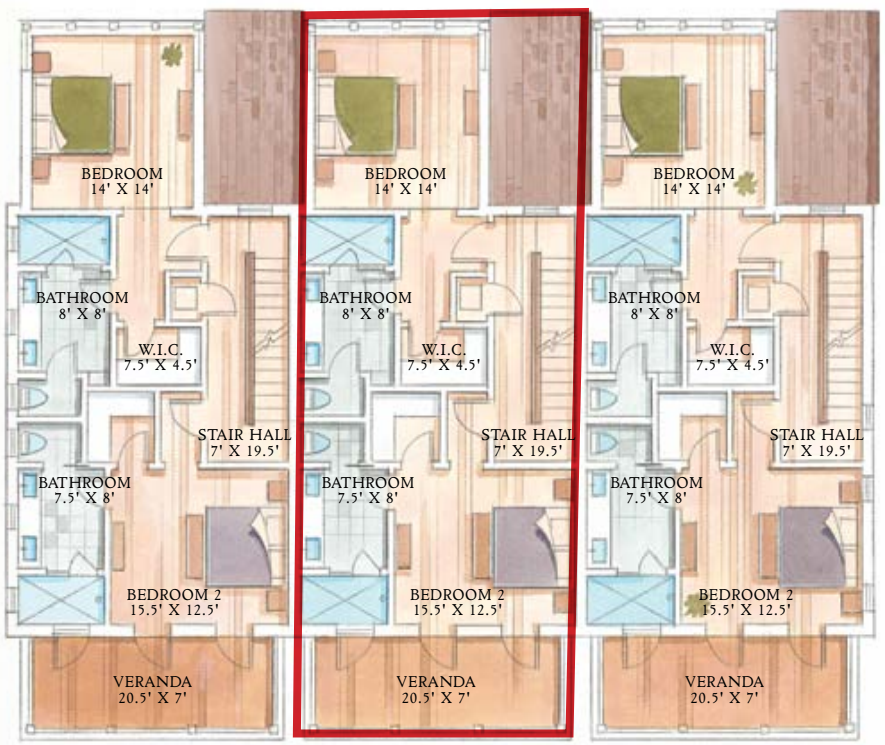




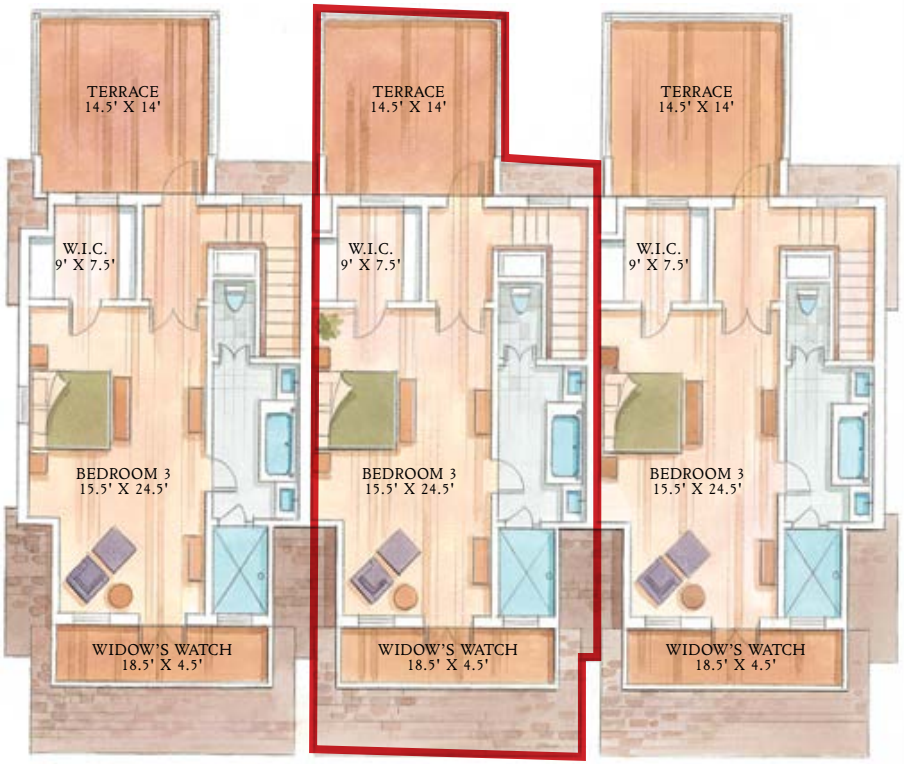
“Raising the Bar” Floor Plan



“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 (70% equity)	$750,000
Total Initial Costs	$5,974,725

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