

Sunrise Beach Flat #8



Baker's Bay
GOLF & OCEAN CLUB





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Sunrise Beach Flat #8

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

CHAPEL POINT

WHALE'S TAIL
ESTATE LOTS

ATLANTIC
OCEAN

SIP SIP

Plant Nursery
& Orchard

ATLANTIC CLUB

ATLANTIC CLUB COTTAGES

ATLANTIC COAST HOMES

BAKER'S BAY
ESTATE LOTS

GOLF COURSE

- Practice Range
- Short Game Area
- Pro Shop

Sea of Abaco

BAKER'S BAY

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



ATLANTIC FLATS

ATLANTIC BEACH

MARINA VILLAGE POOL

SUNRISE BEACH COTTAGES

SUNRISE BEACH FLATS

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

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*



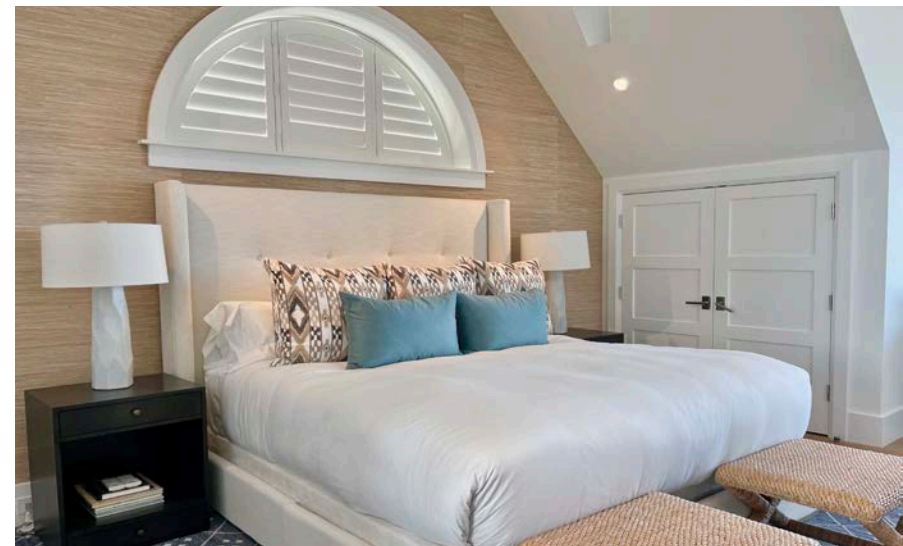
SHELL ISLAND

Sunrise Beach Flat #8

The Sunrise Beach Flats are located on a private stretch of white sand beach along the Atlantic Ocean within Baker's final phase of development, the East Village. One of five combined 2nd/3rd story, 3-bedroom flats within the enclave, Sunrise Beach Flat #8 is a turnkey home with beautiful finishes and custom furnishings. Owners will enjoy indoor/outdoor living with floor to ceiling accordion doors that open to an expansive lounging veranda overlooking the vivid Atlantic Ocean. Beyond the beach and pool, this home is within walking distance of all the new amenities of the East Village.

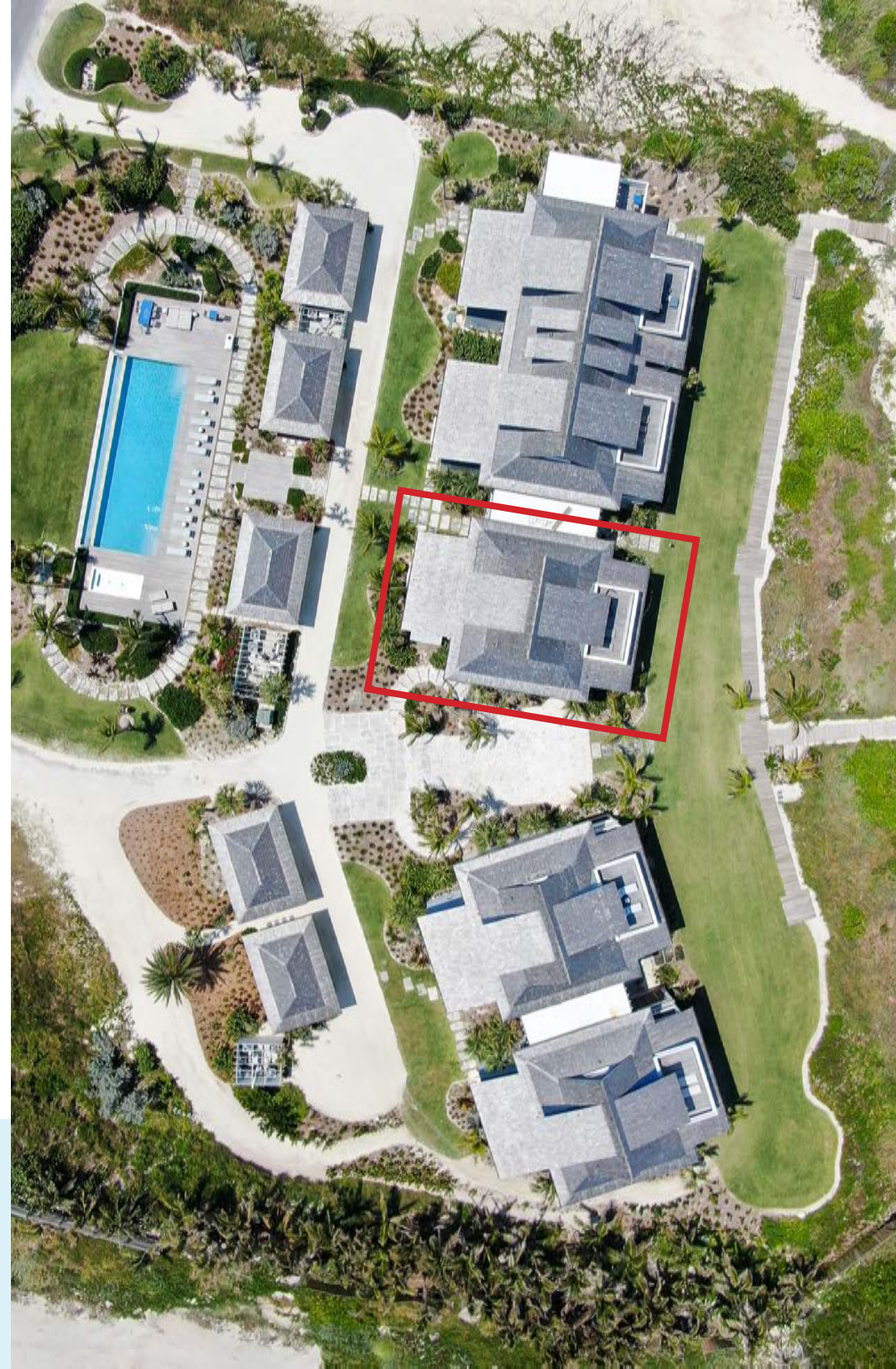
Bedrooms	3
Bathrooms	3.5
Size	2,470 SF
Views	Beach / Atlantic Ocean





Cost Breakdown

Sunrise Beach Flat #8	\$5,950,000
VAT on Sales Price (5%)	\$297,500
Attorney Fee (0.5% of Purchase Price)	\$29,750
VAT on Attorney Fee (10%)	\$2,975
Club Membership Initiation	\$250,000
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Total Initial Costs	\$6,530,225
2025 Club Dues (prorated)	\$93,000
2025 Condo Association Dues (prorated)	\$55,000
2025 Homeowners' Association Dues (prorated)	\$42,000
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2025 Total Annual Costs	\$190,000*



*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