

Sandcastle- Lot #173





Baker's Bay
GOLF & OCEAN CLUB

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
- Coconut's Kid's Club

CHAPEL
POINT



WHALE'S TAIL
ESTATE
LOTS

ATLANTIC
OCEAN

SIP SIP

Plant Nursery
& Orchard

BEACH
CLUB COTTAGES

Casamigos
Bar

ATLANTIC CLUB

ATLANTIC CLUB COTTAGES

BAKER'S BAY
ESTATE LOTS

GOLF COURSE

- Practice Range
- Short Game Area
- Pro Shop

Sea of Abaco

BAKER'S BAY

Sandcastle

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

ATLANTIC COAST HOMES



BAKER'S BAY MARINA VILLAGE

- 105 Slip Marina
- Will's Island
- Marina Club & Inn
- Marina Village Residences & Boat Houses
- Conch Shack Bar & Grille
- 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 PIER FLATS

MANGROVE PRESERVE

FOR PRESERVATION
+ STUDY

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

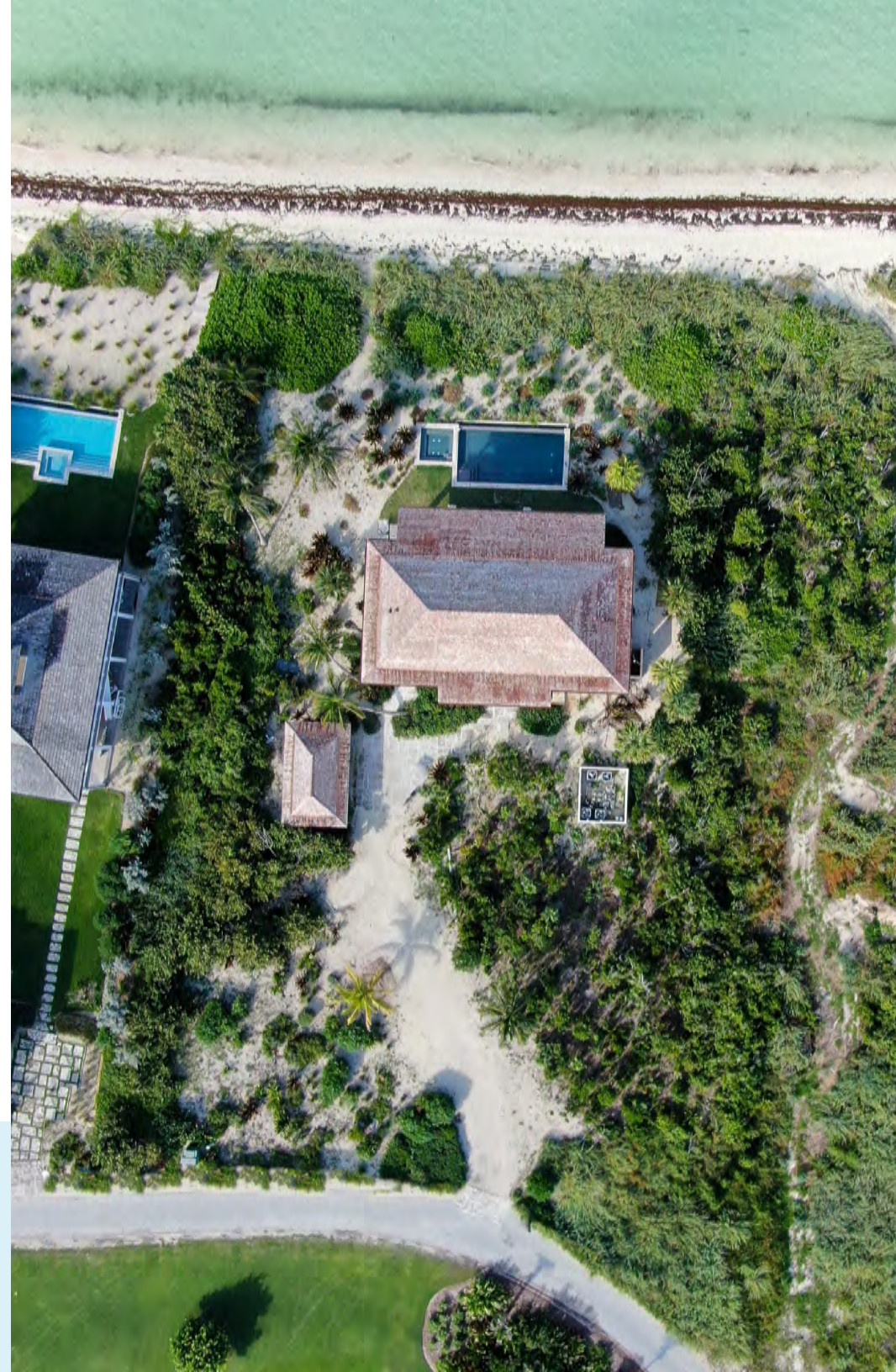
via Bonnaventures
innousobellegradre



Located on the white sand shore of the Sea of Abaco, this beautiful home has been designed as the ultimate Bahamian family retreat. The residence is ideally situated across from Sunset Park ,making this is perfect home for any active family. Sunset Park features 4 pickleball, 4 tennis and a basketball court as well as our 18 hole mini putt putt and baseball field. The home-site has enough square footage to enhance the property with an additional guest house.

Home specs:


Bed Bath:	5 5.5
Air conditioned sf:	4,000 sf
Porch sf:	1,575sf
Total sf:	5,575sf
Land Area	60,504 sf 0.996 acres
Beach Frontage	140'
Depth of Lot	310'
Views	Sea of Abaco Sunset



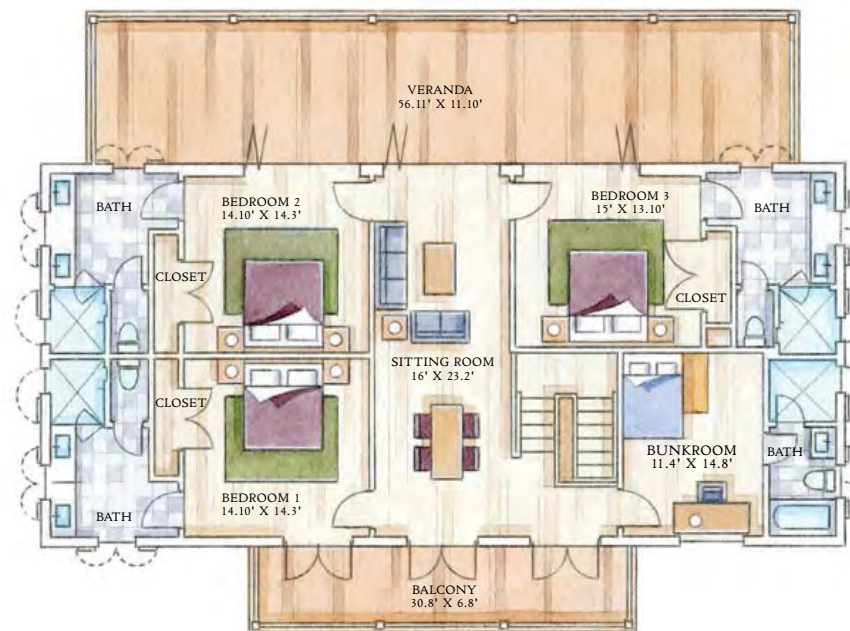
Sandcastle Floor Plan



Sandcastle Floor Plan



AREA	SQ. FT.
Air Conditioned	3,998
Porches / Balconies	1,577
Total	5,575



SECOND FLOOR

Cost Breakdown

Sandcastle Residence	\$16,000,000
VAT on Sales Price (5%)	\$800,000
Attorney Fee (0.5% of Purchase Price)	\$80,000
VAT on Attorney Fee (10%)	\$8,000
Club Membership Deposit (80% equity)	\$250,000
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Total Initial Costs	\$17,138,000
2023 Club Dues (prorated)	\$76,500
2023 Homeowners' Association Dues (prorated)	\$36,500
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2023 Total Annual Costs	\$113,000





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