

# Sandcastle- Lot #173



**Baker's Bay**  
GOLF & OCEAN CLUB







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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
- Coconuts Kid's Club

**BEACH CLUB COTTAGES**

**BAKER'S BAY ESTATE LOTS**

Sea of Abaco

**GOLF COURSE**

- Practice Range
- Short Game Area
- Pro Shop

**SUNSET PARK**

- Ball Fields
- Batting Cage
- Sport Court
- Outdoor Pursuits
- Docks
- Bocce Ball & Horse Shoes
- Jelly Beans
- Pirate's Playground
- Chef's Outdoor Kitchen Pavilion
- Fruit Orchard
- Pickleball
- Tennis Courts
- New Toddler Play Area
- Putt Putt Mini Golf

**WHALE'S TAIL ESTATE LOTS**



ATLANTIC OCEAN

SIP SIP

Plant Nursery & Orchard

**ATLANTIC CLUB**

ATLANTIC CLUB COTTAGES

**ATLANTIC COAST HOMES**

BAKER'S BAY

Sandcastle



ATLANTIC FLATS

**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

**SUNRISE BEACH COTTAGES**

**SUNRISE BEACH FLATS**

SUNSET PIER FLATS

MANGROVE PRESERVE

FOR PRESERVATION + STUDY

SAND FLATS

Marsh Harbour

**SEA PORT**

- Sea Plane Ramp
- Fueling Pier
- Customs & Immigration

**EAST VILLAGE**

- Dockside Bar and Grill
- Fitness Center
- Muscle Beach
- Pool

**DIAMOND POINT**

SETTLEMENT

*via Bonnaventure  
innosobellegradre*



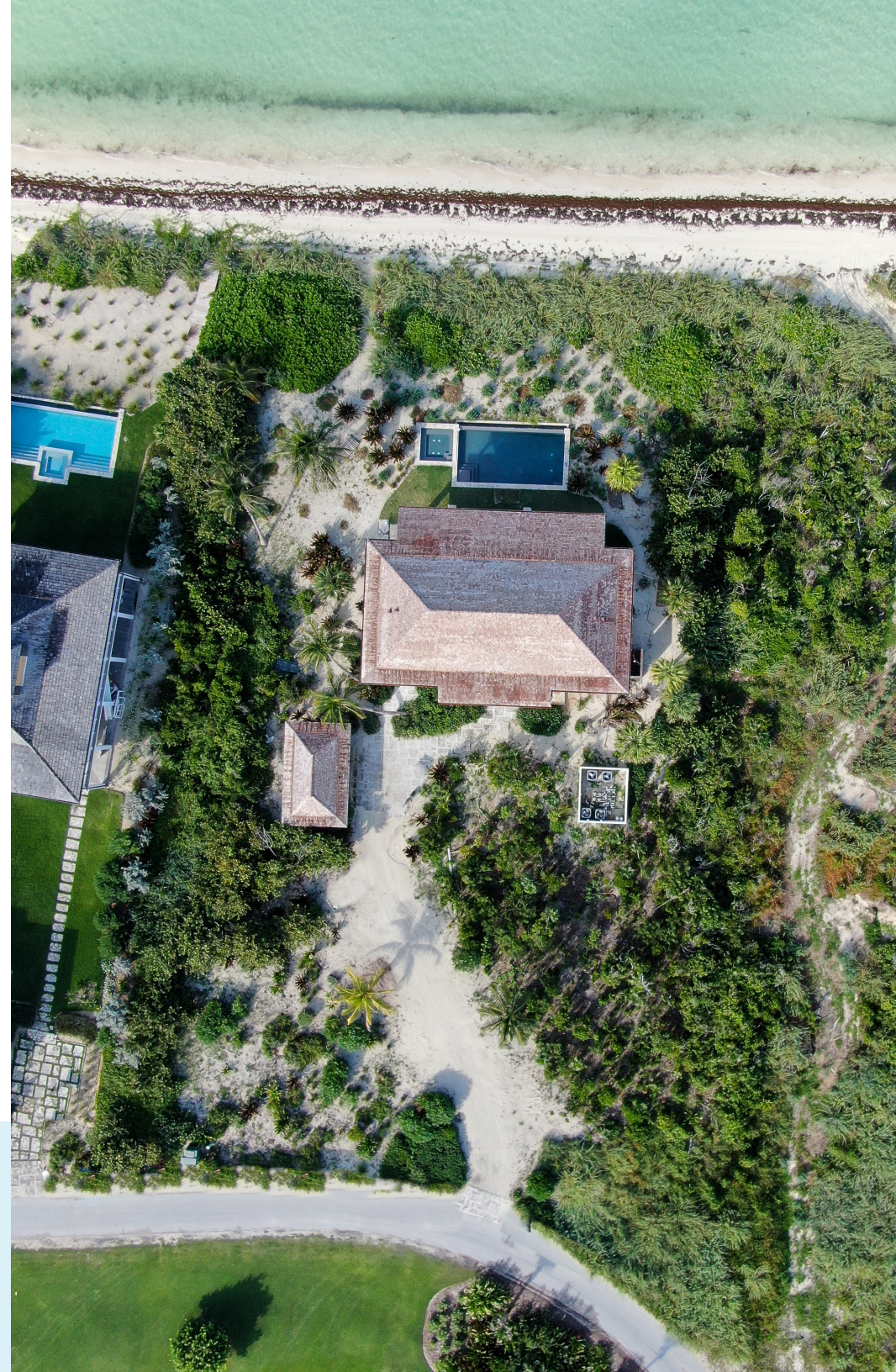
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Located on the white sand shore of the Sea of Abaco, this beautiful home has been designed as the ultimate Bahamian family retreat. The residence is ideally situated across from Sunset Park ,making this is perfect home for any active family. Sunset 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

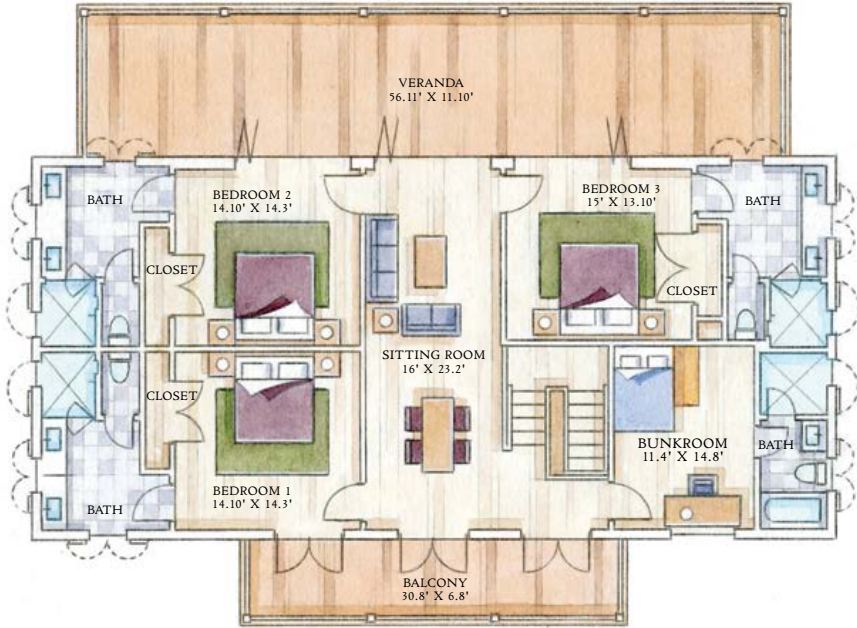




# Sandcastle Floor Plan



| 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    |
| <hr/>  |              |
| Total Initial Costs                          | \$17,138,000 |
|  |              |
| 2022 Club Dues (prorated)                    | \$68,750     |
| 2022 Homeowners' Association Dues (prorated) | \$29,700     |
| <hr/>  |              |
| 2022 Total Annual Costs                      | \$98,450     |







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](mailto:info@bakersbayclub.com) | [bakersbayclub.com](http://bakersbayclub.com)