



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

# "Sea Breeze" Townhome





**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
- Coconuts Kid's Club

**BEACH CLUB COTTAGES**

WHALE'S TAIL  
ESTATE LOTS



ATLANTIC  
OCEAN

SIP SIP

Plant Nursery  
& Orchard

ATLANTIC CLUB

'Sea Breeze'



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

MARINA VILLAGE POOL

SUNRISE BEACH COTTAGES

**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

ATLANTIC BEACH

SUNRISE BEACH FLATS

SHELL ISLAND

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*

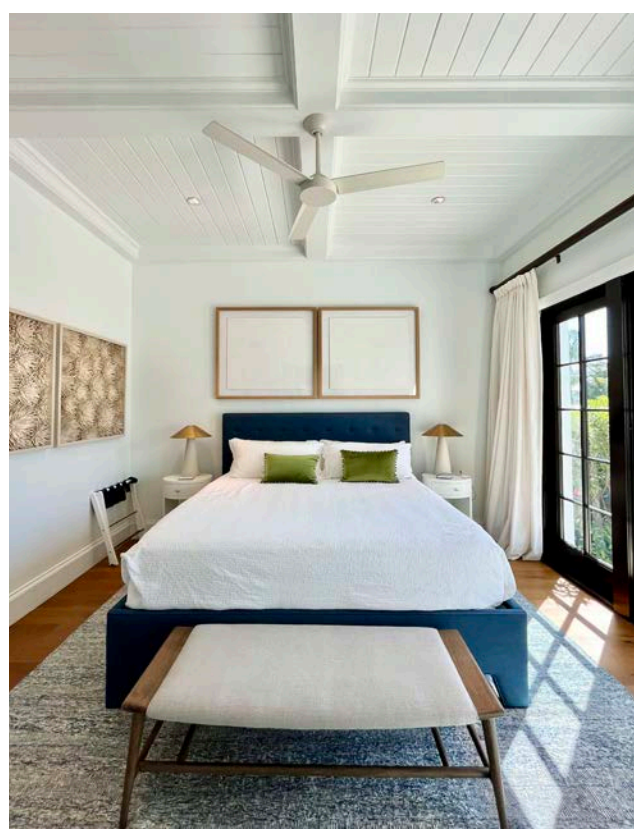


**“Sea Breeze” Townhome** is a 4-bedroom, 4.5 bath, 3,100 SF, 3-story townhouse that comes fully furnished. Located within the bustling Marina Village, this beautiful home offers wonderful views over the Marina Village as well as the Atlantic Ocean. The townhouse is ideally situated for easy access to the Marina Village amenities, which will include a gym, pool, The Market, Boutique, Conch Shack and Welcome Dock.

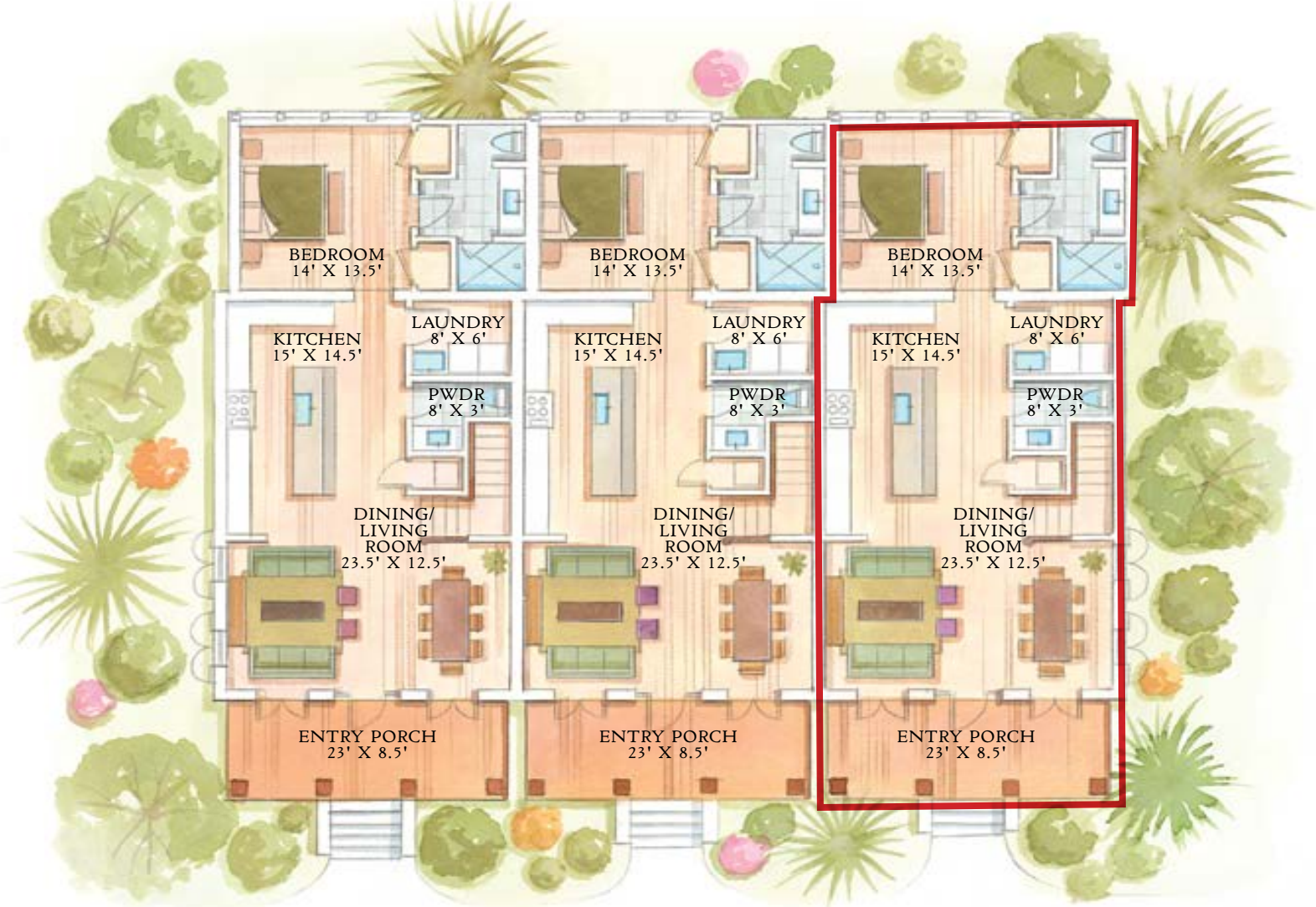
|                  |                      |
|------------------|----------------------|
| <b>Size</b>      | 3,100 SF             |
| <b>Bedrooms</b>  | 4                    |
| <b>Bathrooms</b> | 4.5                  |
| <b>Views</b>     | Marina, Sea of Abaco |



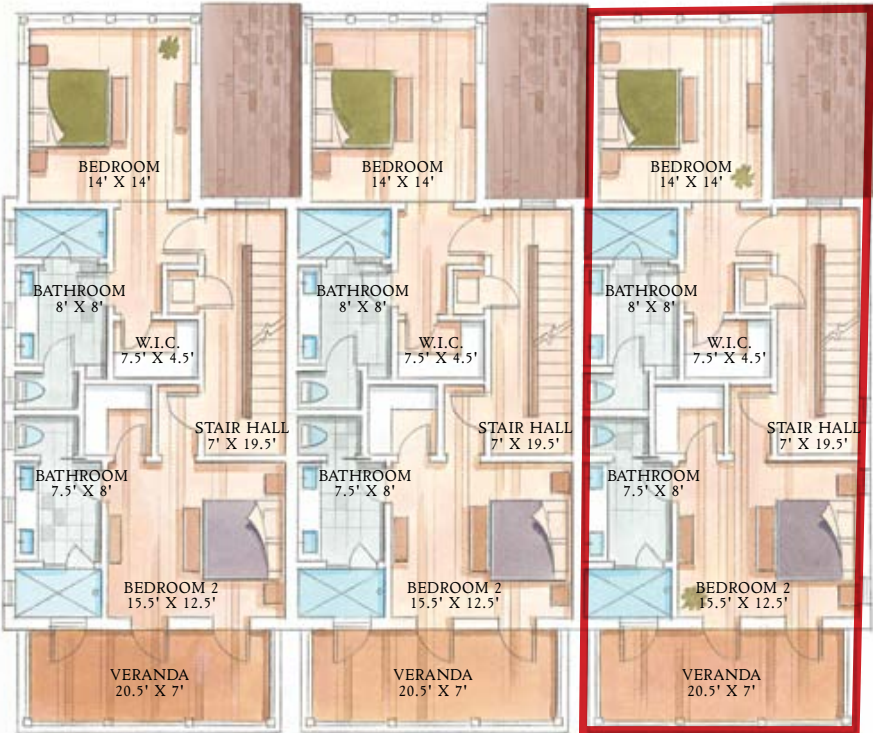
"Sea Breeze" Townhome



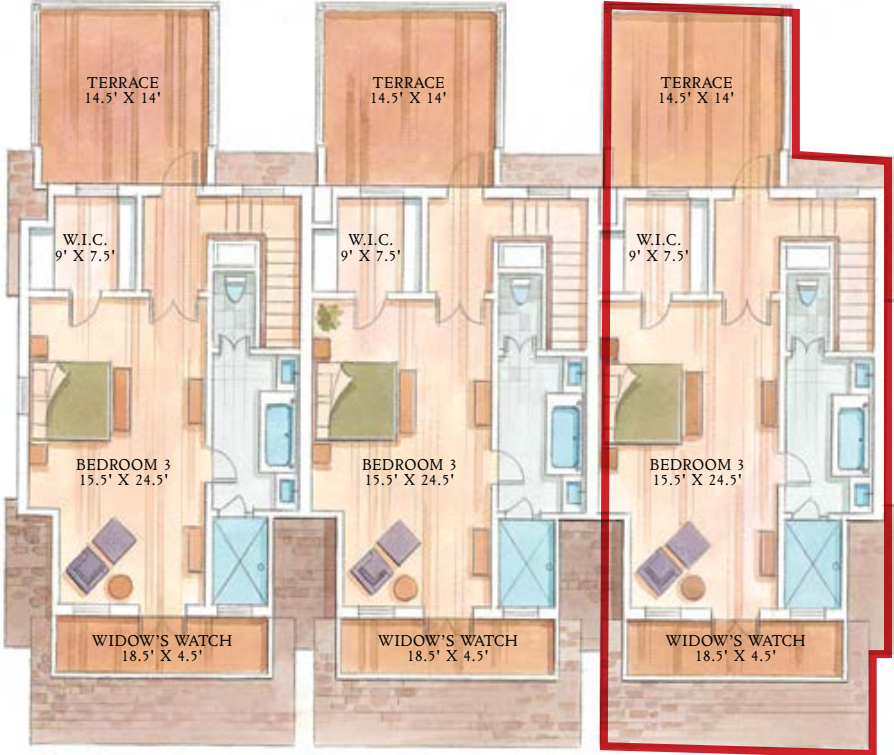
# "Sea Breeze" Floor Plan



# "Sea Breeze" Floor Plan



SECOND FLOOR



THIRD FLOOR

## Cost Breakdown

|  |             |
|--|-------------|
| 'Sea Breeze' Marina Village Townhome         | \$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 Deposit (80% equity)         | \$250,000   |
| <hr/>  |             |
| Total Initial Costs                          | \$6,530,225 |
| <br>   |             |
| 2023 Condo Association Dues (prorated)       | \$50,000    |
| 2024 Club Dues (prorated)                    | \$84,185    |
| 2024 Homeowners' Association Dues (prorated) | \$40,200    |
| <hr/>  |             |
| 2024 Total Annual Costs                      | \$174,385   |





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)