

Sea of Abaco Homesite #49



GUMELEMI CAY
PRIVATE ISLAND ESTATE

CHAPEL
POINT

WHALE'S TAIL
ESTATE
LOTS

ATLANTIC BEACH
ESTATE HOMESITES

ATLANTIC
OCEAN

SIP SIP

BEACH CLUB

- Main Family Pool
- Spa & Fitness
- Lap Pool
- Locker Rooms
- The Beach Club Restaurant
- Dune Bar & Grill
- Tippy Marlin Lounge
- Great Lawn
- Coconut Kids' Club

BEACH
CLUB COTTAGES

CASAMIGOS
BAR

BAKER'S BAY
ESTATE LOTS

GOLF COURSE

- Practice Range
- Short Game Area
- Pro Shop

BAKER'S BAY

Sea of Abaco

SUNSET PARK

- Ball Fields
- Pirate's Playground
- Batting Cage
- Pickleball

SEA OF ABACO LOT #49

Residential Options

Atlantic Flats	14
Ocean Front Homesites	128
Gumeleml Cay Homesite	1
Golf Homesites	13
Beach Club Cottages	16
Spa Cottages	3
Atlantic Club Cottages	20
Sunset Beach Flats	10
Spa Bungalows	5

Marina Village
Atlantic Ocean Homesites
Marina Village Homes
Island Estates & Boathouses

East Village	
Sunrise Beach Cottages	7
Sunrise Beach Flats	10
Waterfront Residences	8
Waterfront Townhomes	5
Hilltop Flats	10
Harbor Cottages	6

Scorecard

	I	II	III	IV
1	376	338	309	255
2	196	184	155	116
3	429	407	365	317
4	504	463	423	380
5	550	519	496	416
6	447	398	350	255
7	584	532	467	437
8	413	357	331	273
9	222	183	142	118
OUT	3721	3381	3038	2567
10	462	432	347	299
11	592	558	485	432
12	379	337	321	277
13	457	429	369	342
14	338	301	278	253
15	161	152	125	92
16	402	362	332	305
17	223	175	143	94
18	592	551	484	448
IN	3606	3297	2884	2542
TOTAL	7327	6678	5922	5109

BAKER'S BAY MARINA VILLAGE

- 200 Slip Deep-Water Marina
- Welcome Dock
- Marina Village Residences & Boat Homes
- Conch Shack Bar
- The Market
- Blu Boutique
- Medical Office
- Marina Fitness & Pool
- Marina, Member & Residential Services
- Sales Office
- Outdoor Pursuits Office & Dock

ATLANTIC
FLATS

ATLANTIC
BEACH

MARINA
VILLAGE POOL

SUNRISE BEACH
HOMESITES

SUNRISE BEACH
FLATS

SUNSET PIER
FLATS

FOR
PRESERVATION
& STUDY

BONEFISH FLATS

EAST
VILLAGE

- Papa Willie's Fish House
- Fitness Center
- Pool
- Floating Dock

SEA PORT

- Sea Plane Docks & Ramp
- Fueling Pier
- Customs & Immigration

DIAMOND
POINT

Marsh
Harbour

SETTLEMENT

SHELL
ISLAND


Baker's Bay
GOLF & OCEAN CLUB

GREAT GUANA CAY
ABACO, THE BAHAMAS
TEL (954) 256-9561

BAKERSBAYCLUB.COM

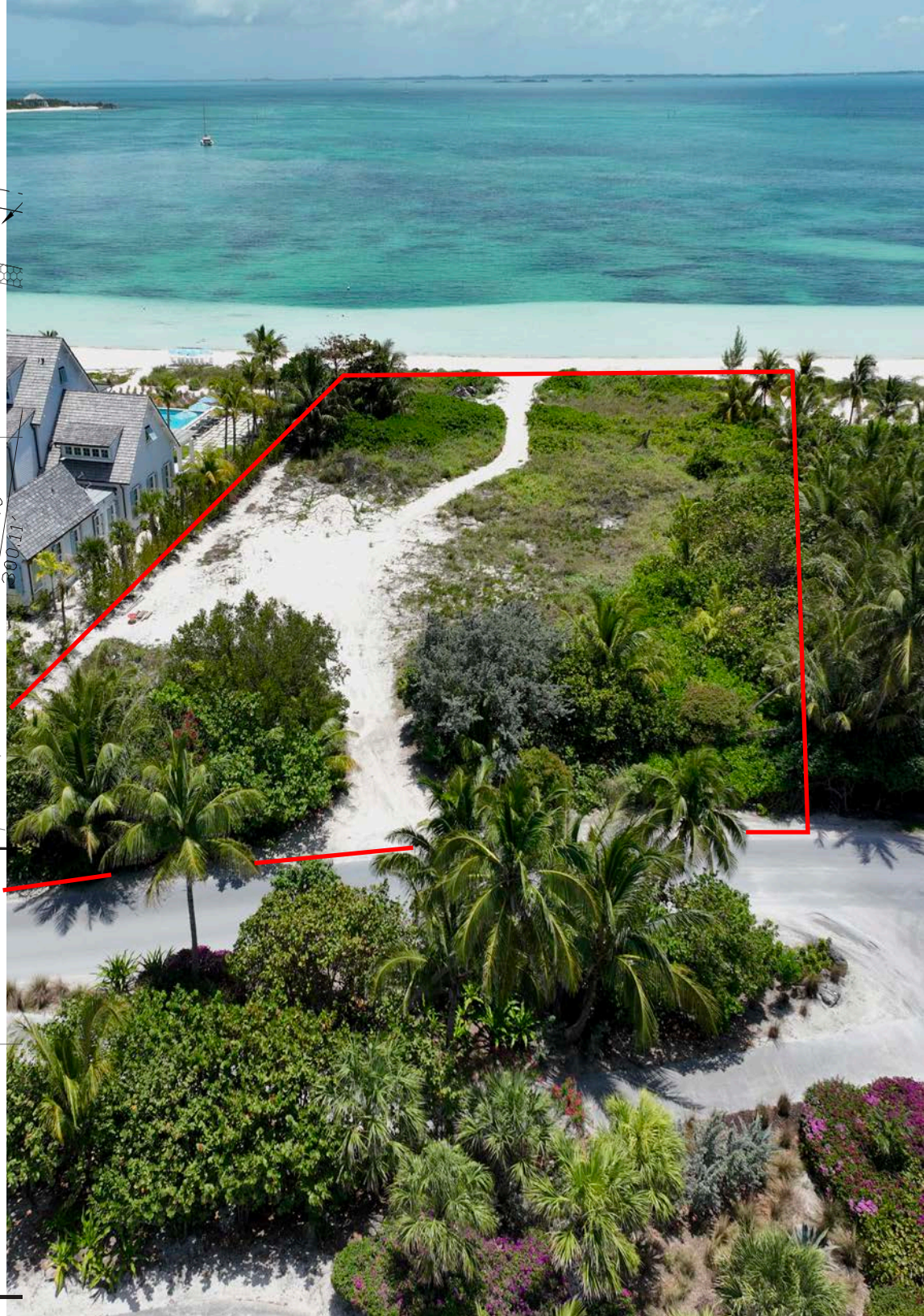
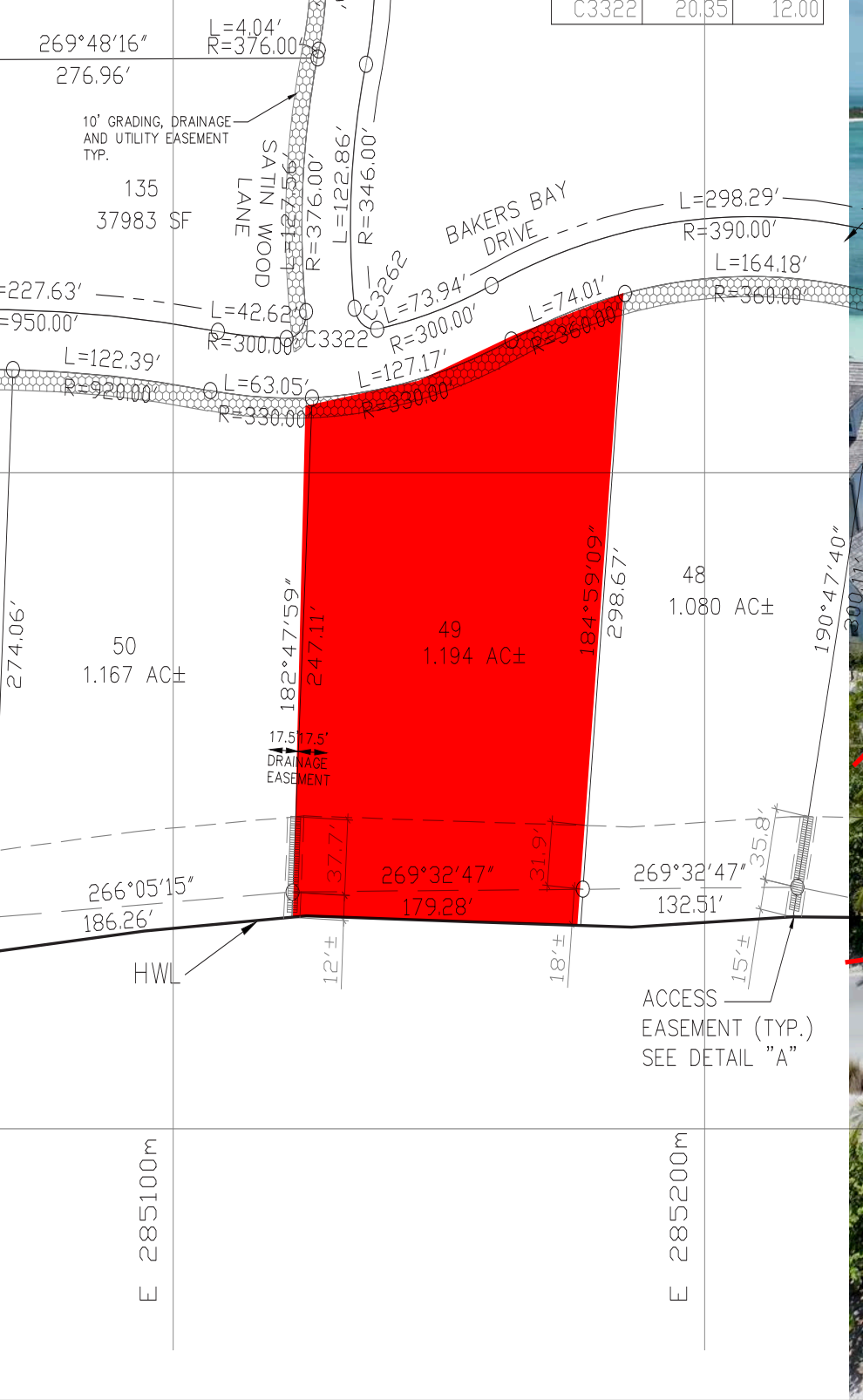
via Bonnaventure
innovobellegrade

Sea of Abaco Homesite 49 is just over one acre of property and offers almost 180' of spectacular beach frontage, featuring a Western orientation that allows for year-round sunset views of the pristine turquoise waters of the Sea of Abaco. Conveniently located "mid island" and a short walk to the Driving Range, Estate Homesite 49 is ideally positioned for the entire family to enjoy all the amenities of Baker's Bay. The current owner also has architectural plans for this homesite and is open to selling them in addition to the lot sale.

Land Area	1.194 acres
Beach Frontage	179'
Depth of Lot	272'
Views	Sea of Abaco





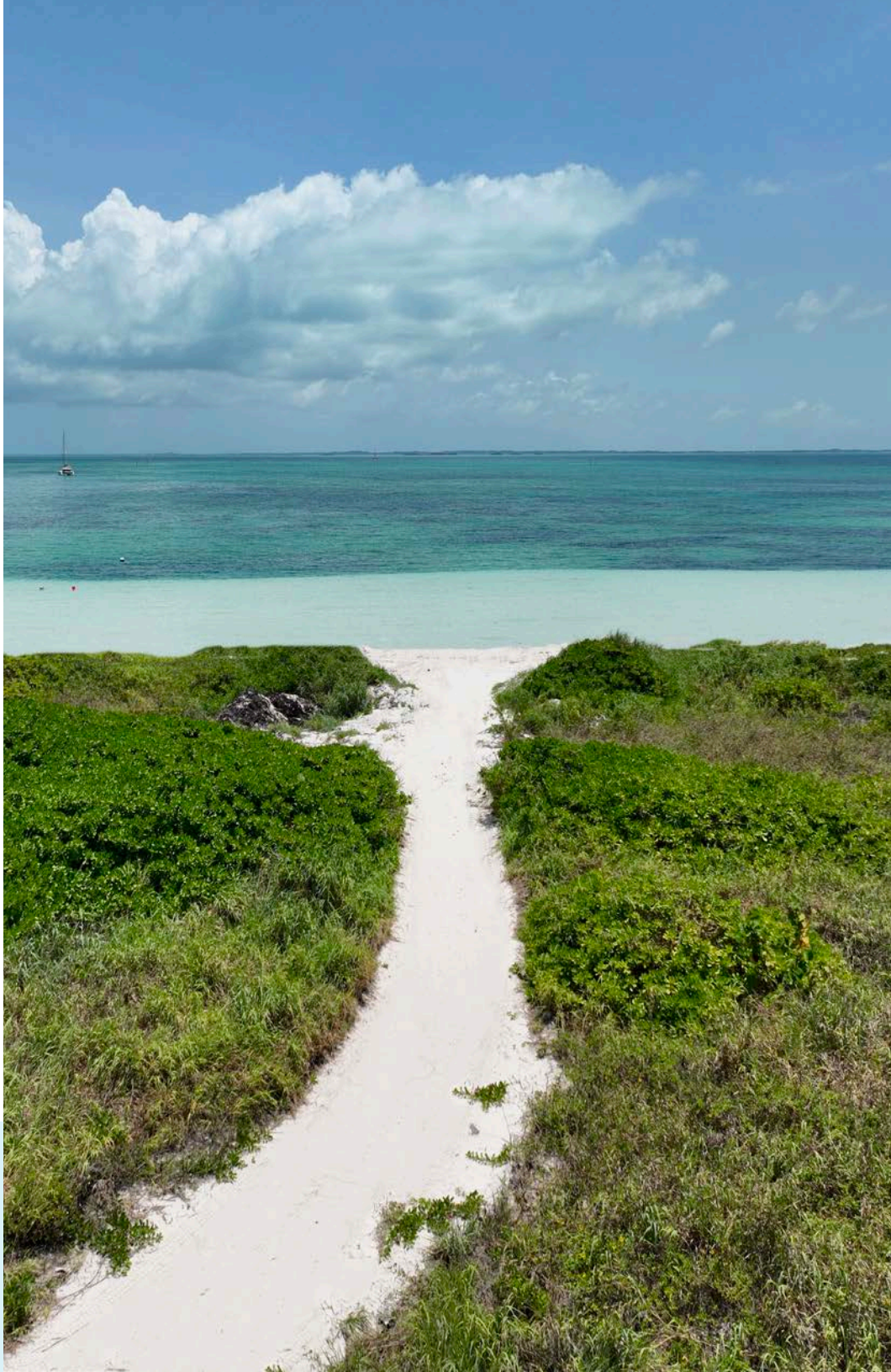


Cost Breakdown

Sea of Abaco Homesite 49	\$18,000,000
VAT on Sales Price (5%)	\$900,000
Attorney Fee (0.5% of Purchase Price)	\$90,000
VAT on Attorney Fee (10%)	\$9,000
Club Membership Initiation	\$250,000
Total Initial Costs	\$19,249,000
<i>TOTAL INCLUDING OPTIONAL HOUSE PLANS</i>	<i>\$20,249,000</i>

Proposed 2026 Club Dues (prorated)	\$95,400
Proposed 2026 HOA Dues (prorated)	\$43,260
Proposed 2026 Total Annual Costs	\$138,660*

*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