



## Sea of Abaco Homesite #49



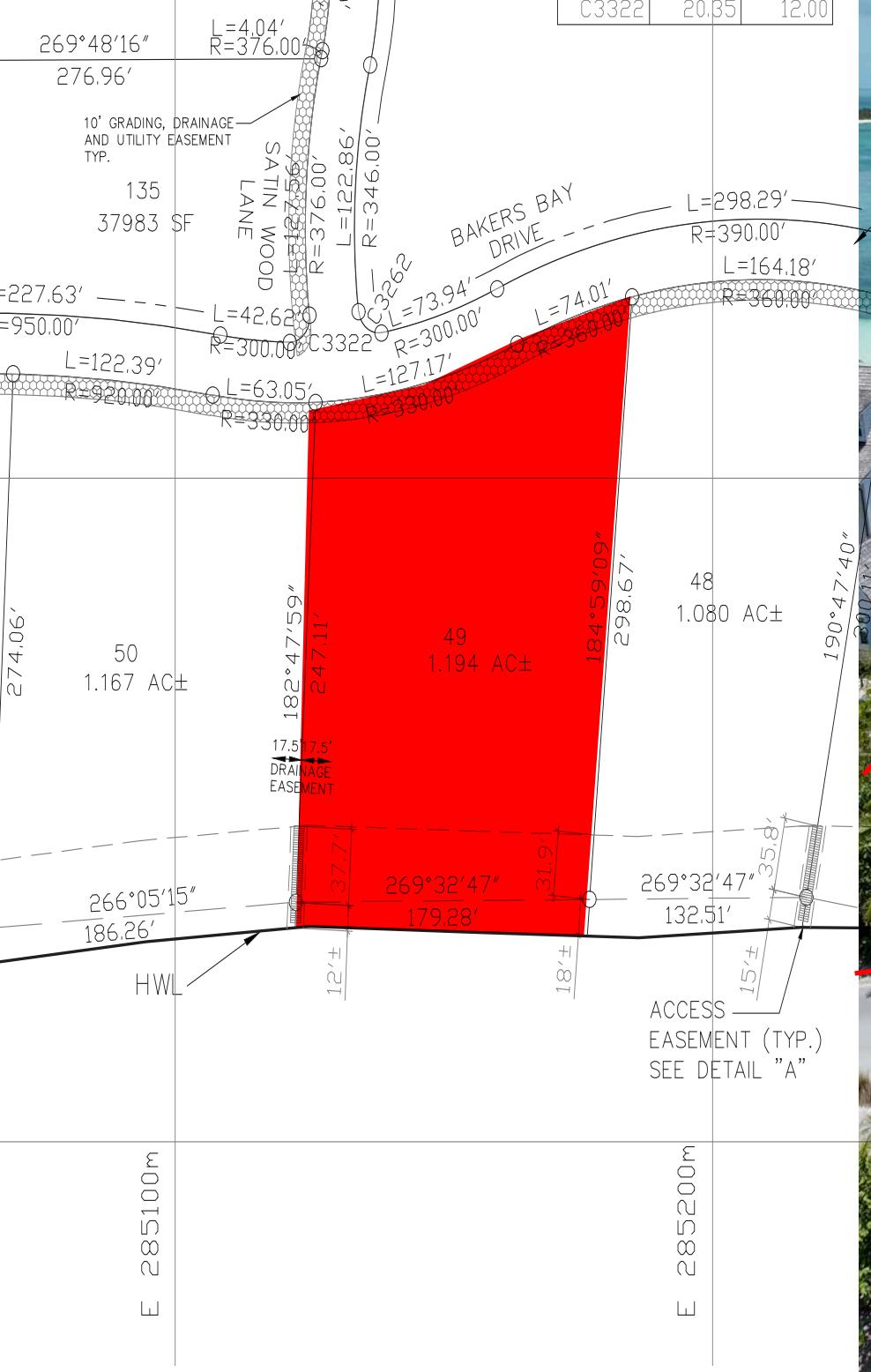


**Sea of Abaco Homesite 49 is just over one acre of property and offers almost 180' of spectacular beach frontage, featuring a Western orientation that allows for year-round sunset views of the pristine turquoise waters of the Sea of Abaco. Conveniently located "mid island" and a short walk to the Driving 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.**

<b>Land Area</b>	1.194 acres
<b>Beach Frontage</b>	179'
<b>Depth of Lot</b>	272'
<b>Views</b>	Sea of Abaco





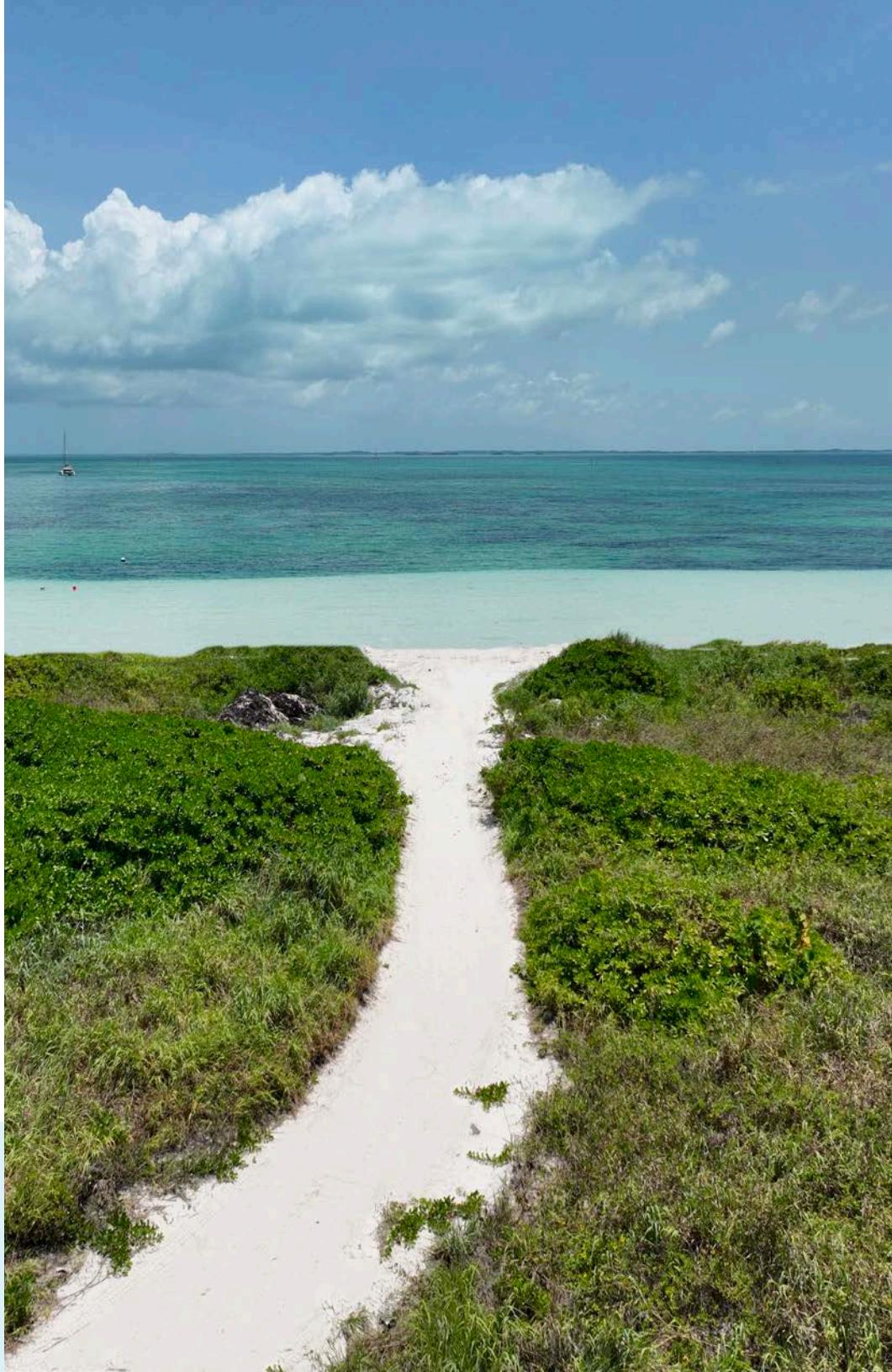


## Cost Breakdown

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
<b>Total Initial Costs</b>	<b>\$19,249,000</b>
<i><b>TOTAL INCLUDING OPTIONAL HOUSE PLANS</b></i>	<i><b>\$20,249,000</b></i>

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

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