

Sea of Abaco Homesite 59



Baker's Bay
GOLF & OCEAN CLUB





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



BAKER'S BAY
ESTATE LOTS



Homesite 59

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



SIP SIP

Plant Nursery
& Orchard

ATLANTIC CLUB

ATLANTIC CLUB COTTAGES

ATLANTIC COAST HOMES



BAKER'S BAY MARINA VILLAGE

- 109 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

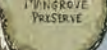
ATLANTIC FLATS

ATLANTIC BEACH
MARINA VILLAGE POOL

SUNRISE BEACH
COTTAGES

SUNRISE BEACH
FLATS

SUNSET PIER
FLATS



MANGROVE
PRESERVE

FOR PRESERVATION
STUDY

JOES CREEK

SAND FLATS

SEA PORT

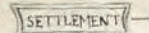
- Sea Plane Ramp
- Fueling Pier
- Customs & Immigration

EAST VILLAGE
• Dockside Bar and Grill
• Fitness Center
• Muscle Beach
• Pool

DIAMOND POINT



Marsh Harbour



SETTLEMENT

*via Bonnaventures
innoisobellegradre*



SHELL ISLAND



Sea of Abaco Homesite 59 is approximately one acre and offers over 140' of spectacular beach frontage along the Sea of Abaco, featuring western orientation allowing 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 Atlantic Club, Estate Homesite 59 is ideally positioned for the entire family to enjoy all the amenities of Baker's Bay.

Land Area	1.027 acres
Beach Frontage	143'
Depth of Lot	295'
Views	Sea of Abaco



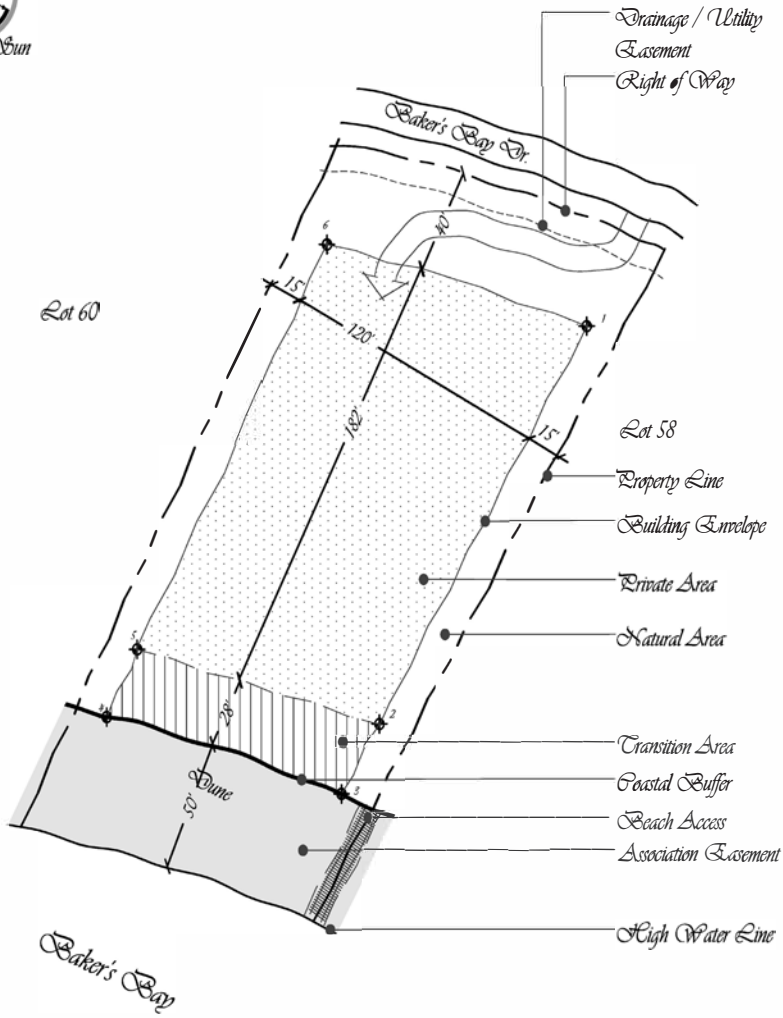


FINAL
DRAFT



Baker's Bay Estate Lot 59

Baker's Bay
GOLF & OCEAN CLUB



February 13, 2008
August 15, 2006

	Natural Area		Right of Way Reservation
	Secondary Private Area		Lot Boundary / Property Line
	Private Area		Building Envelope Boundary
	Transition Area		Coastal Buffer and Property Line
	Association Easement		High Water Line
	Drainage/Utility Easement		Private Area Stake Location and Number
	Access Easement		

Lot Area: 44,720 SF±
Private Area: 21,251 SF±
Building Envelope Area: 24,716 SF±
Total Depth of Lot: 300' ±



Cost Breakdown

Sea of Abaco Homesite 59	\$10,900,000
VAT on Sales Price (5%)	\$545,000
Attorney Fee (0.5% of Purchase Price)	\$54,500
VAT on Attorney Fee (10%)	\$5,450
Club Membership Initiation	\$250,000
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Total Initial Costs	\$11,754,950
2025 Club Dues (prorated)	\$93,000
2025 Homeowners' Association Dues (prorated)	\$42,000
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2025 Total Annual Costs	\$135,000*



*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