

Sea of Abaco Homesite 31





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
- Coconut's Kid's Club

CHAPEL
POINT



WHALE'S TAIL
ESTATE
LOTS

ATLANTIC
OCEAN

SIP SIP

Plant Nursery
& Orchard

BEACH
CLUB COTTAGES

Casamigos
Bar

ATLANTIC CLUB

Homesite 31

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

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



BAKER'S BAY MARINA VILLAGE

- 105 Slip Marina
- Will's Island
- Marina Club & Inn
- Marina Village Residences & Boat Houses
- Conch Shack Bar & Grille
- 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

JOE'S CREEK

SAND FLATS

DIAMOND
POINT

Marsh
Harbour

SEA PORT

- Sea Plane Ramp
- Fueling Pier
- Customs & Immigration

EAST
VILLAGE

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

SETTLEMENT

via Bonnaventures
innousobellegradre



Located along the stunning Sea of Abaco, this 39,931 sf home-site is a rare opportunity create your own idyllic island escape. With 114' of beach frontage, the home-site allows for unlimited custom home configurations. This home-site's central position, is ideal for adults and kids alike, just steps from the kid-friendly amenities at Sunset Park or a few minutes golf cart ride to either the Marina Village, Practice Facility, or Beach Club.

Land Area	39,931 sf 0.92 acres
Beach Frontage	114'
Depth of Lot	315'
Views	Sea of Abaco Sunset



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Cost Breakdown

Sea of Abaco Homesite 31	\$8,500,000
VAT on Sales Price (5%)	\$425,000
Attorney Fee (0.5% of Purchase Price)	\$42,500
VAT on Attorney Fee (10%)	\$4,250
Club Membership Initiation	\$250,000
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Total Initial Costs	\$9,221,750
2023 Club Dues (prorated)	\$76,500
2023 Homeowners’ Association Dues (prorated)	\$36,500
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2023 Total Annual Costs	\$113,000





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