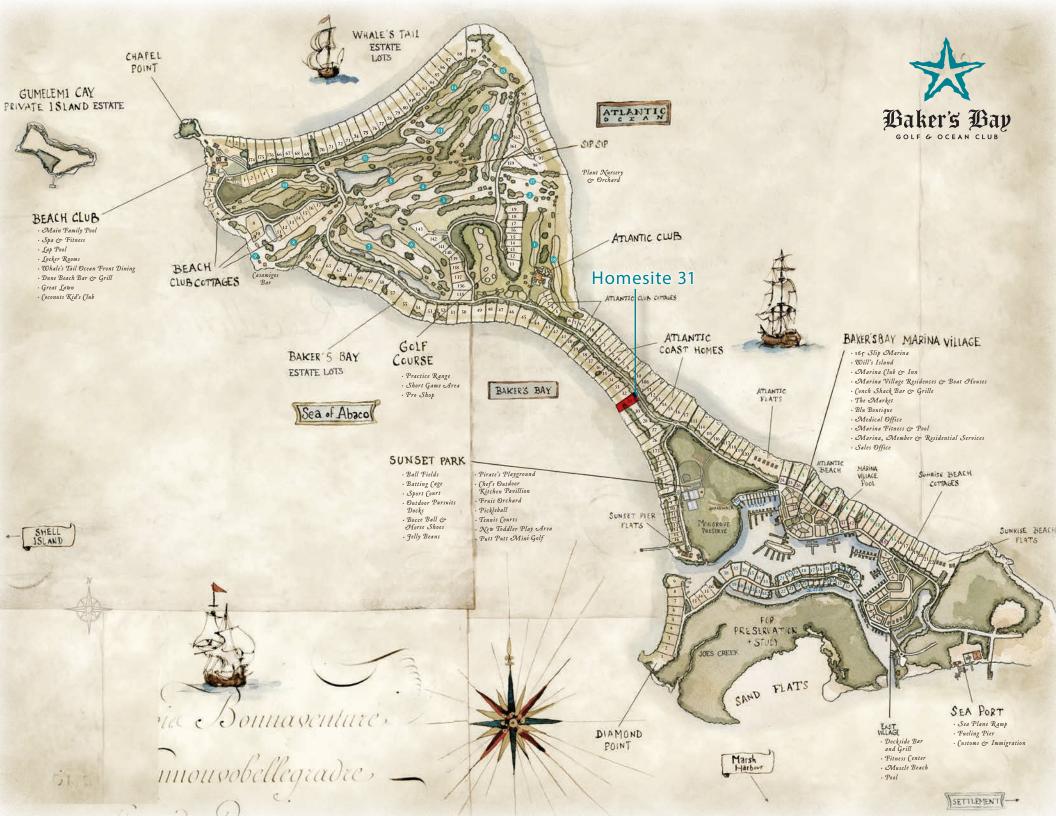


Sea of Abaco Homesite 31





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



Sea of Abaco Homesite 31

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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
Total Initial Costs	\$9,221,750
2022 Club Dues (prorated)	\$68,750
2022 Homeowners' Association Dues (prorated)) \$29,700
2022 Total Annual Costs	\$98,450





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