



**Baker's Bay**  
GOLF & OCEAN CLUB

# "Seaclusion" | Marina Village Lot B1-8



### GUMELEMI CAY PRIVATE ISLAND ESTATE



### BEACH CLUB

- Main Family Pool
- Spa & Fitness
- Lap Pool
- Locker Rooms
- Whale's Tail Ocean Front Dining
- Palapa Beach Bar & Grill
- Great Lawn
- Coconut Kid's Club
- Kid's Diner
- Theater
- Game Room
- Marine Science Classroom

### BEACH CLUB COTTAGES

**Notes**

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### SHELL ISLAND



**Baker's Bay**  
GOLF & OCEAN CLUB

GREAT GUANA CAY  
ABACO, THE BAHAMAS  
TEL (959) 256-9361  
WWW.BAKERSBAYCLUB.COM

*via Bonnaventure  
in novobellegradre*



### CHAPEL POINT

### SPA COTTAGES

### SPA BUNGALOWS

### WHALE'S TAIL ESTATE LOTS

### ATLANTIC OCEAN

### SIP SIP

Plant Nursery & Orchard

### ATLANTIC CLUB COTTAGES (PHASE 2)

### ATLANTIC CLUB

Dining Pavilion  
Banker's Bar

### ATLANTIC CLUB COTTAGES

### ATLANTIC COAST HOMES



### PHASE 2 ATLANTIC COAST HOMES

### BAKER'S BAY ESTATE LOTS

### GOLF COURSE

- Practice Range
- Short Game Area
- Pro Shop

### BAKER'S BAY

### Sea of Abaco

### SUNSET PARK

- Ball Fields
- Batting Cage
- Sport Court
- Outdoor Pursuits
- Docks
- Bocce Ball & Horse Shoes
- Ropes Course
- Jolly Beans
- Pirate's Playground
- Hydroponic Garden
- Chef's Outdoor Kitchen Pavilion
- Fruit Orchard
- Pickle's Ball
- Tennis Courts
- Trampolines
- Climbing Wall
- New Tiddler Play Area
- Past Pat's Mini Golf

### BAKER'S BAY MARINA VILLAGE

- 165 Slip Marina
- Marina Club & Inn
- Marina Village Residences & Boat Houses
- Couch Shack Bar & Grill
- The Market & Post Office
- Blu Boutique & Other Shops
- Medical Office
- Marina Fitness & Pool
- Marina, Member & Residential Services
- Sales Office

### "Seaclusion"

### EAST VILLAGE

- Dockside Bar and Grill
- Fitness Center
- Pool
- Ziplines
- Waterslide

### SUNSET PIER FLATS

### MANGROVE PRESERVE

### MARINA VILLAGE POOL

### SUNRISE BEACH COTTAGES

### SUNRISE BEACH FLATS

### FOR PRESERVATION + STUDY

### SAND FLATS

### DIAMOND POINT

### Marsh Harbour

### SEA PORT

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

### SETTLEMENT



The materials, features, and amenities described and depicted herein are based upon current development plans, which are subject to change without notice. This development plan is not a legal or sales document and is intended to show only general relationships. It may be revised from time to time. Refer to plans, legal descriptions and CCR's for actual lot sizes and restrictions. No guarantee is made that the features and amenities depicted by artist's renderings or otherwise described will be built, or if built, will be in the same size or amount as depicted or described. Obtain the property report or its equivalent required by federal or state law and read it before signing anything. No federal or state agency regulated the merits or value of any property. The governmental plan is not intended to constitute an offering in violation of the law of any jurisdiction.

## “SEACLUSION” IS THE PERFECT ATLANTIC BEACH GETAWAY.

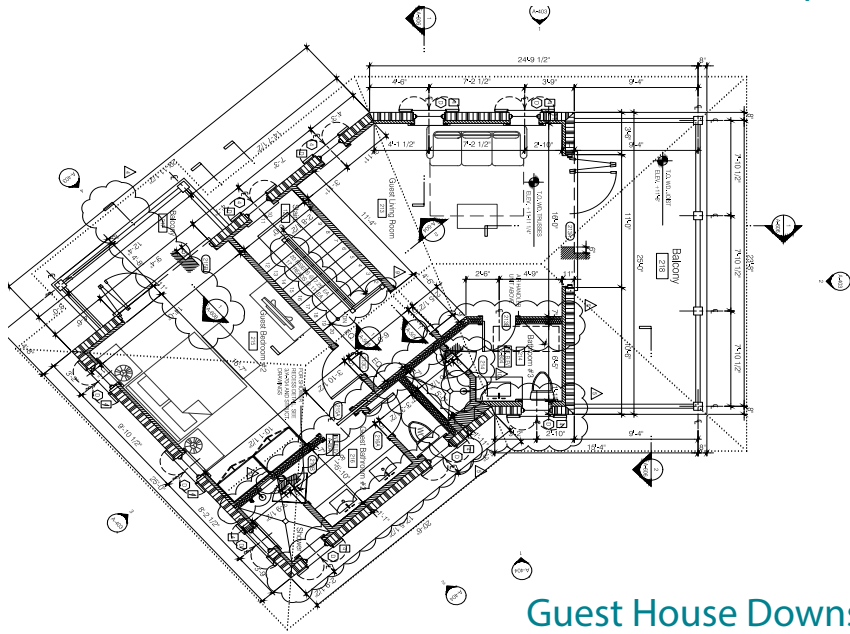
This stunning property offers the ultimate in coastal living, featuring a beautifully designed 4-bedroom main house and a charming 2-bedroom guest house, perfectly situated along the pristine shores of the Atlantic Ocean. The main house boasts expansive living spaces, with large windows that flood the interiors with natural light and offer breathtaking ocean views. The chef’s kitchen, luxurious master suite, and multiple outdoor terraces make this home ideal for both relaxation and entertaining. The guest house provides a private retreat for family or visitors, with its own cozy living area and oceanfront charm. This exceptional property combines comfort, elegance, and unparalleled natural beauty, offering a truly unique living experience.

Bed/Bath	7 bed/9 bath
A/C SF	7,000 sf (Main & Guest)
Land Area	0.74 acres
Ocean Frontage	107'
Depth of Lot	203'
Views	Marina/Atlantic Ocean

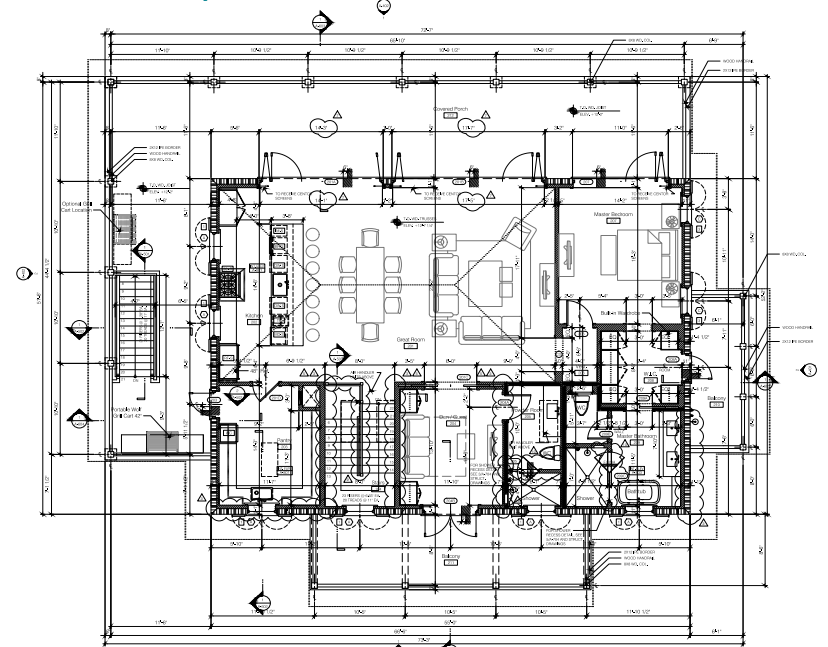


# "SEACLUSION" MAIN & GUEST FLOORPLAN

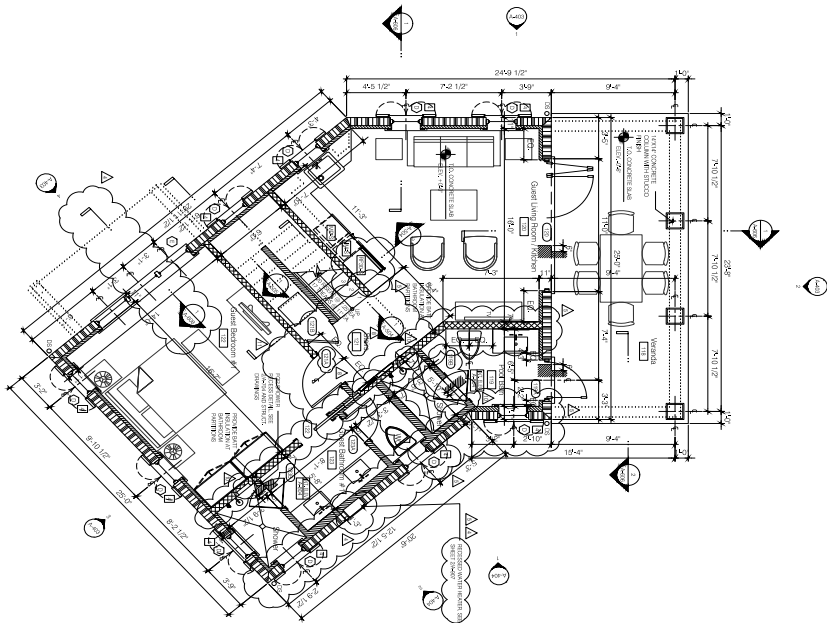
Guest House Upstairs



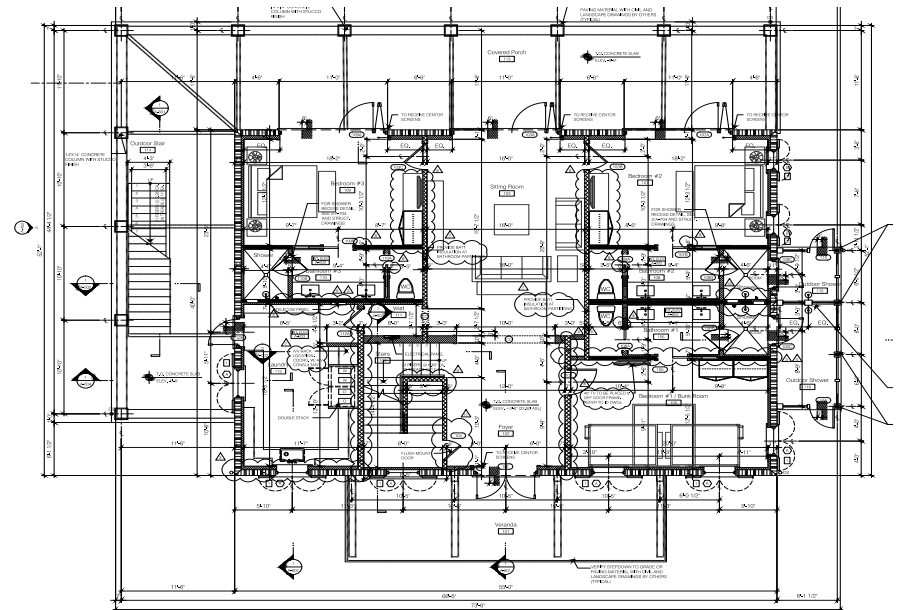
Main House Upstairs

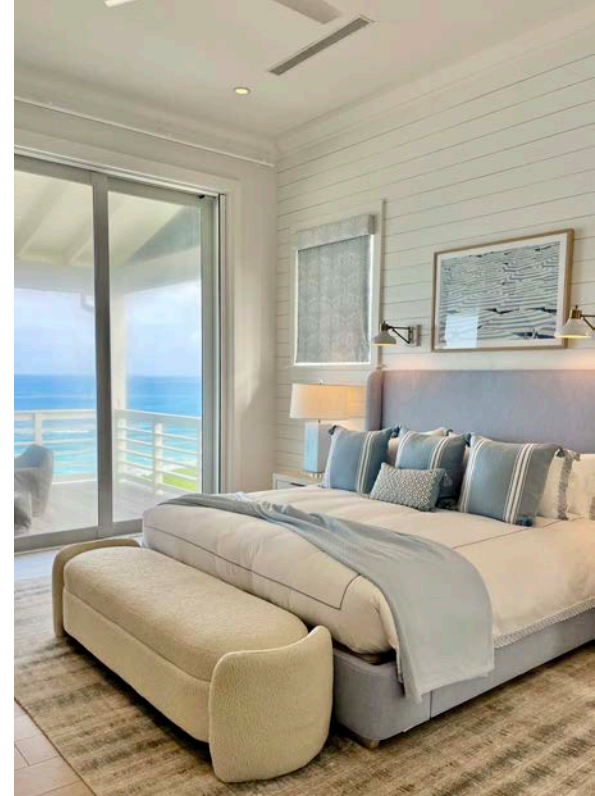


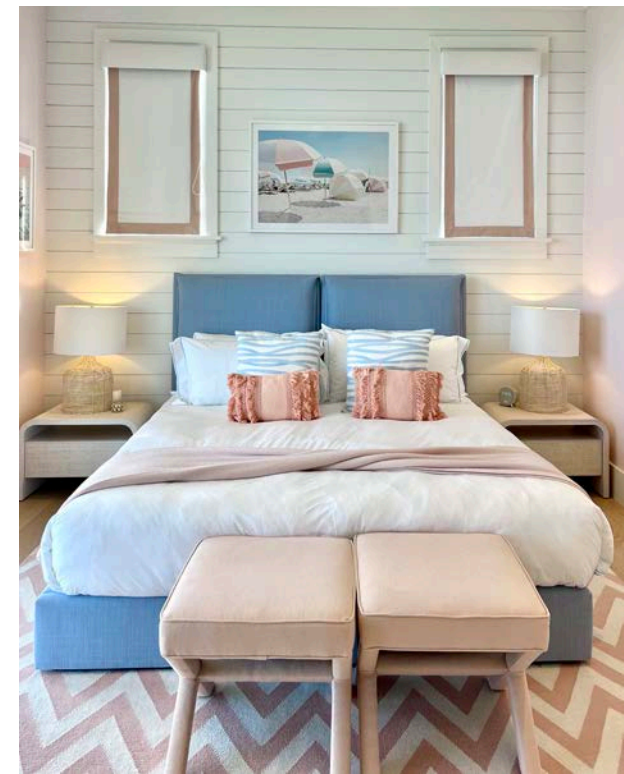
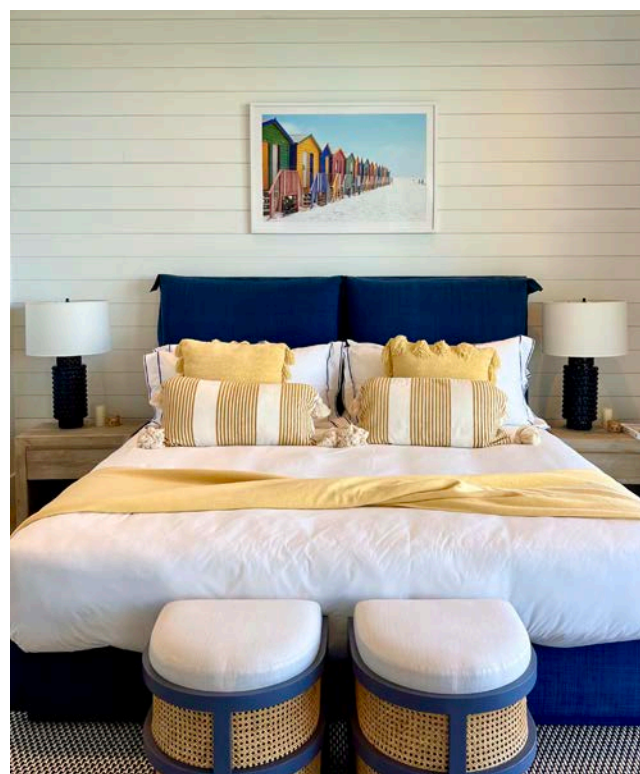
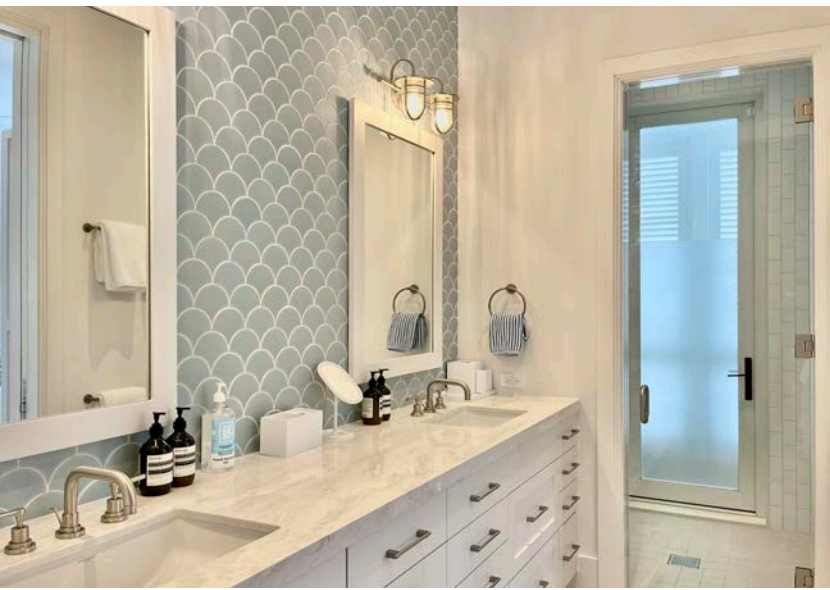
Guest House Downstairs



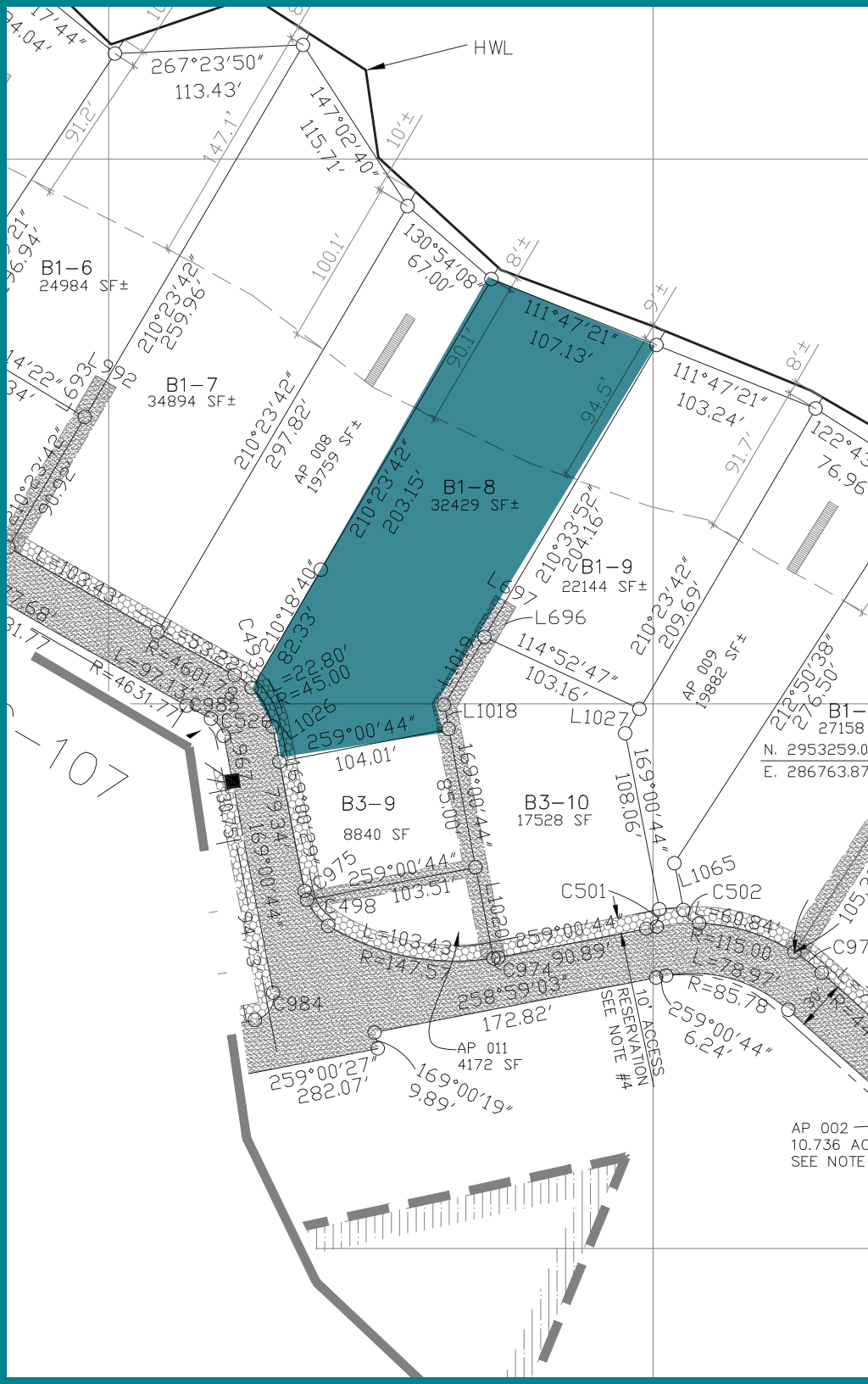
Main House Downstairs













## Cost Breakdown

“Seaclusion”   Lot #8	\$24,000,000
VAT on Sales Price (5%)	\$1,200,000
Attorney Fee (0.5% of Purchase Price)	\$120,000
VAT on Attorney Fee (10%)	\$12,000
Club Membership Initiation	\$250,000
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Total Initial Costs	\$25,582,000

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