

"Seaclusion" | Marina Village Lot B1-8



Baker's Bay
GOLF & OCEAN CLUB



"SEACLUSION" IS THE PERFECT ATLANTIC BEACH GETAWAY.

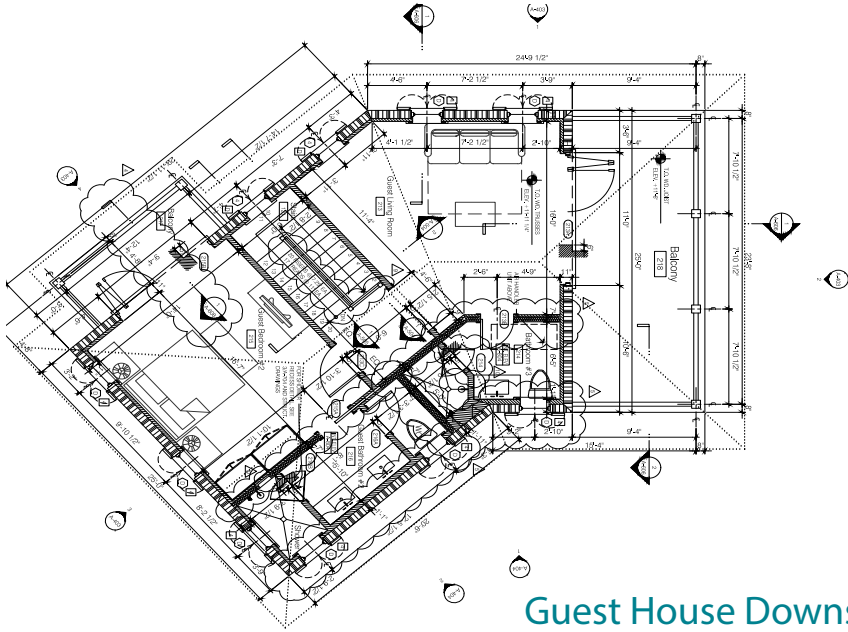
This stunning property offers the ultimate in coastal living, featuring a beautifully designed 4-bedroom main house and a charming 2-bedroom guest house, perfectly situated along the pristine shores of the Atlantic Ocean. The main house boasts expansive living spaces, with large windows that flood the 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	6 bed/7 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

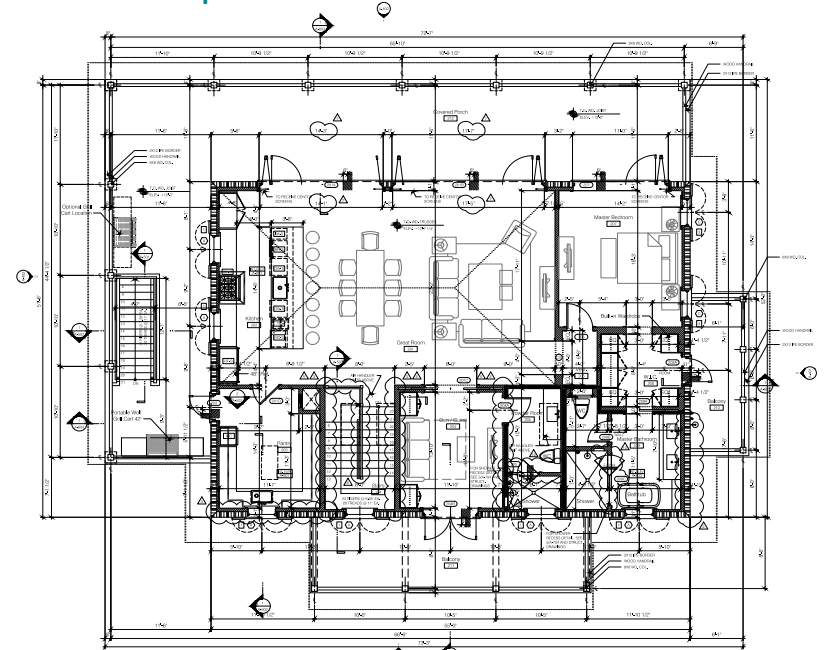


"SEACLUSION" MAIN & GUEST FLOORPLAN

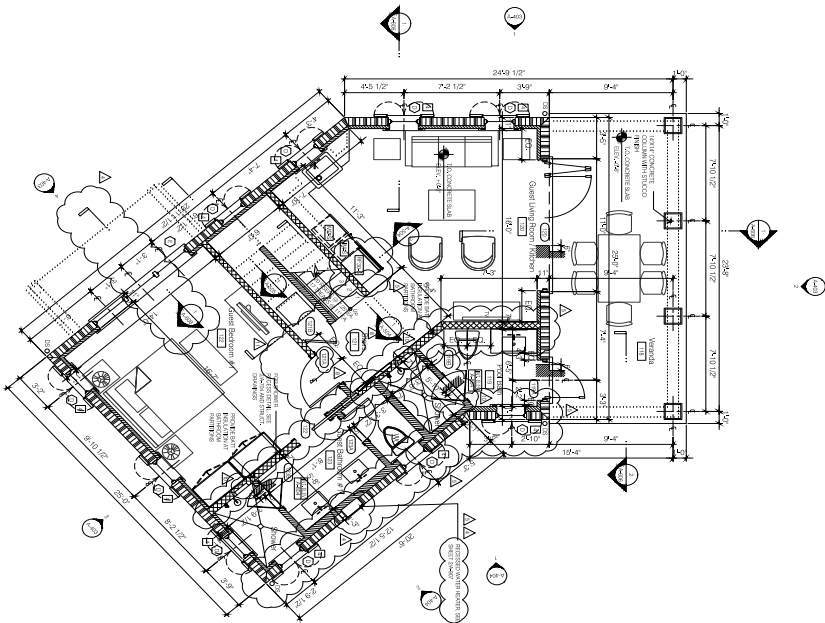
Guest House Upstairs



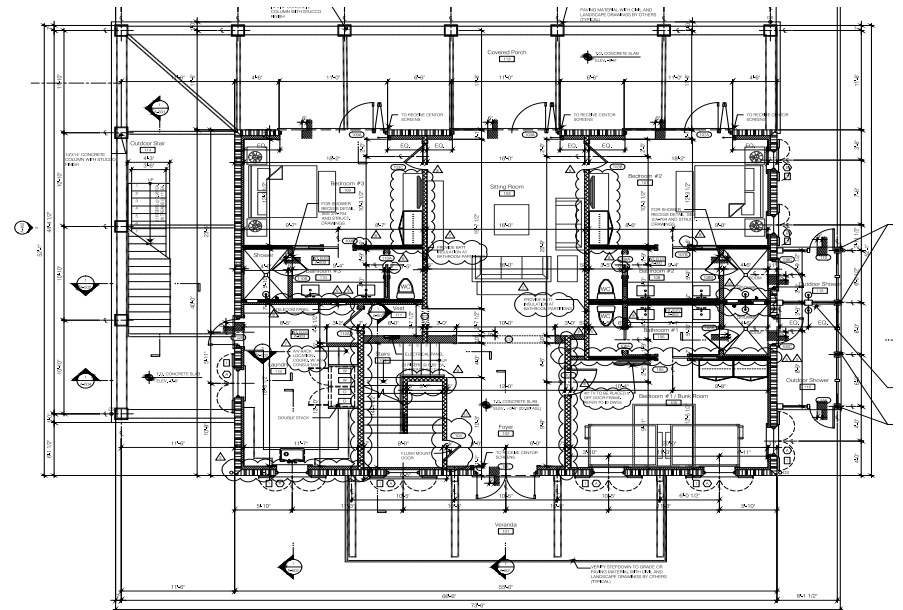
Main House Upstairs



Guest House Downstairs



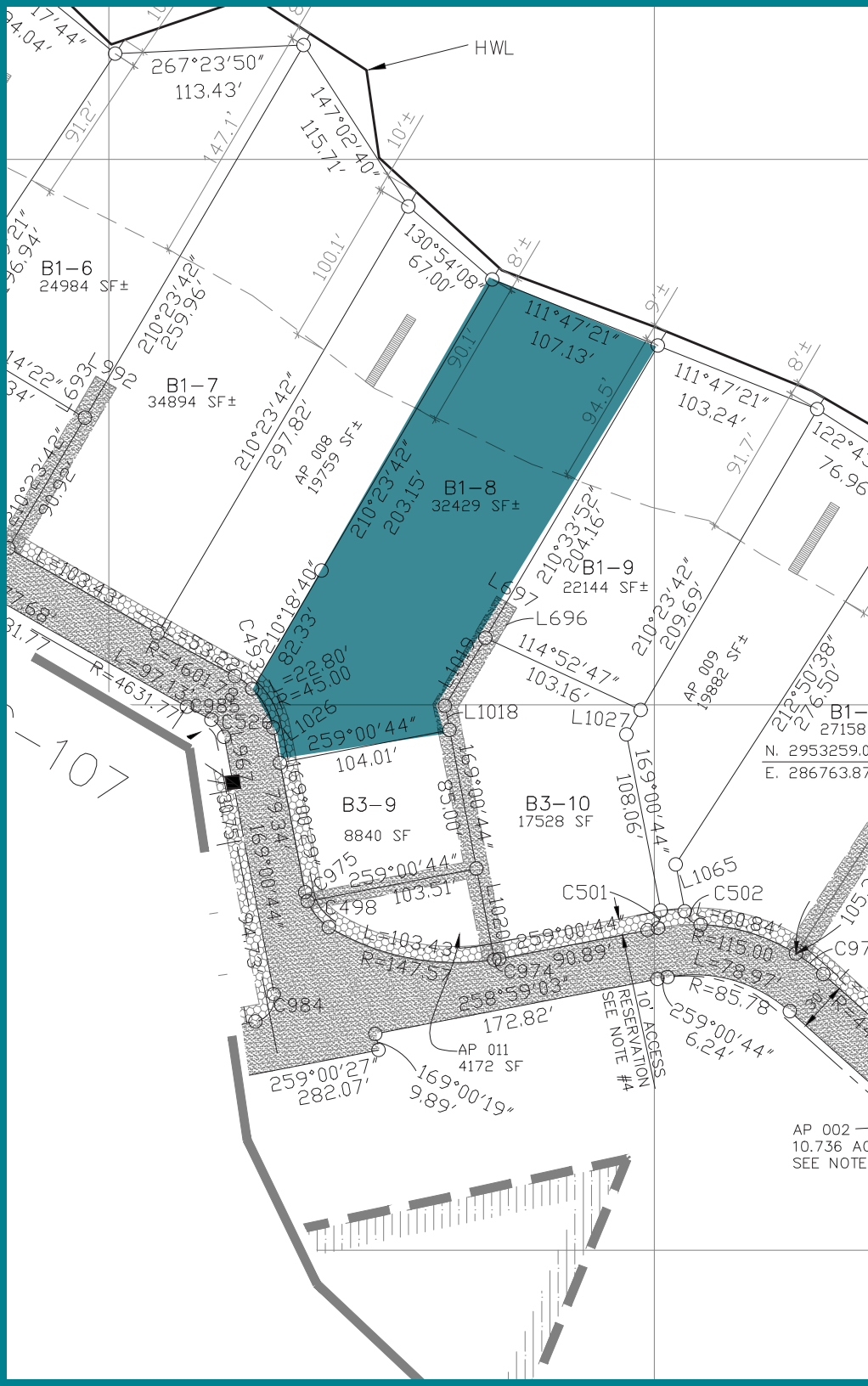
Main House Downstairs











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
Total Initial Costs	\$25,582,000
Proposed 2026 Club Dues (prorated)	\$95,400
Proposed 2026 HOA Dues (prorated)	\$43,260
Proposed 2026 Total Annual Costs	\$138,660*

*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.

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