



Baker's Bay
GOLF & OCEAN CLUB

'Seahorse Manor' | Sea of Abaco Home #27



GUMELEMI CAY PRIVATE ISLAND ESTATE

CHAPEL POINT

SPA COTTAGES

SPA BUNGALOWS

WHALE'S TAIL ESTATE LOTS

ATLANTIC OCEAN

SIP SIP

Plant Nursery & Orchard

ATLANTIC CLUB COTTAGES (PHASE 2)

ATLANTIC CLUBS

Dining Pavilion
Banker's Bar

ATLANTIC CLUB COTTAGES

ATLANTIC COAST HOMES

BAKER'S BAY MARINA VILLAGE

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

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

BAKER'S BAY ESTATE LOTS

GOLF COURSE

- Practice Range
- Short Game Area
- Pro Shop

BAKER'S BAY

Notes

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 Toddler Play Area
- Past Pat's Mini Golf

"Seahorse Manor"

SUNSET PIER FLATS

PHASE 2 ATLANTIC COAST HOMES

ATLANTIC BEACH

MARINA VILLAGE POOL

SUNRISE BEACH COTTAGES

EAST VILLAGE

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

SUNRISE BEACH FLATS

FOR PRESERVATION + STUDY

JOES CREEK

SAND FLATS

DIAMOND POINT

Marsh Harbour

SEA PORT

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

SETTLEMENT



Baker's Bay
GOLF & OCEAN CLUB

GREAT GUANA CAY
ABACO, THE BAHAMAS
TEL (959) 256-9361

WWW.BAKERSBAYCLUB.COM

*via Bonnaventure
in novobellegradre*



The materials, drawings, and estimates 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.

'SEAHORSE MANOR' IS A UNIQUELY DESIGNED ISLAND HOME

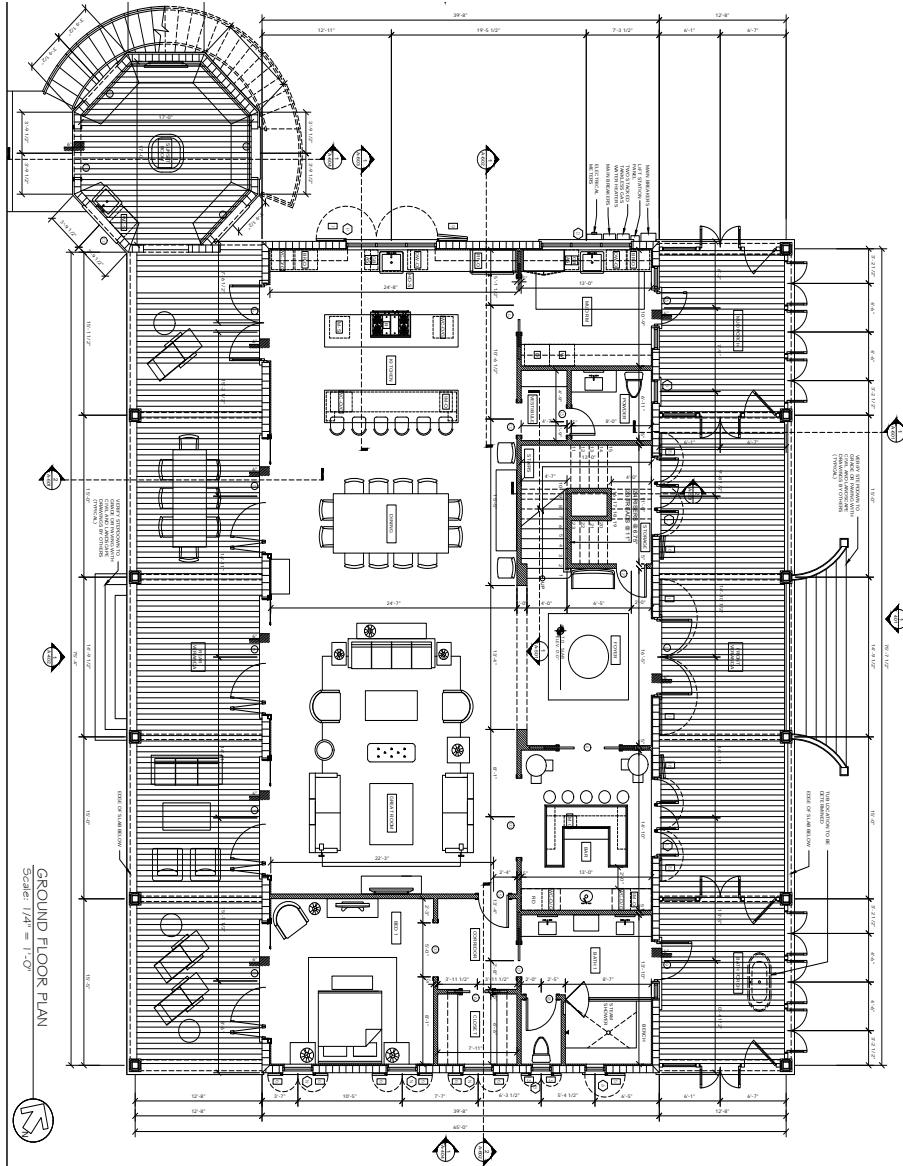
This home is situated on one of the Club's most popular Sea of Abaco lots. Direct sunset views make the outside pool and water features the perfect spot to enjoy sunset cocktails or dine al fresco. The two story main home features five bedrooms, a large, open concept living and kitchen area, and a wet bar to the left of the foyer. Two separate guest homes, located just a few steps away from the main house, are accessorized with their own living/kitchen area and laundry rooms, giving guests their own privacy, if so desired. "Seahorse Manor" is just a short walk away from the Sunset Park amenities as well as the Golf Practice Facility, but with two miles of beach just outside your back door, who would ever need to leave this stunning island retreat!

| | |
|----------------|-----------------------|
| Land Area | 1.35 acres |
| Bed/Bath: | 8/8.5 |
| A/C SF: | 8,380 sf |
| Beach Frontage | 125' |
| Depth of Lot | 445' |
| Views | Sunset Sea of Abaco |

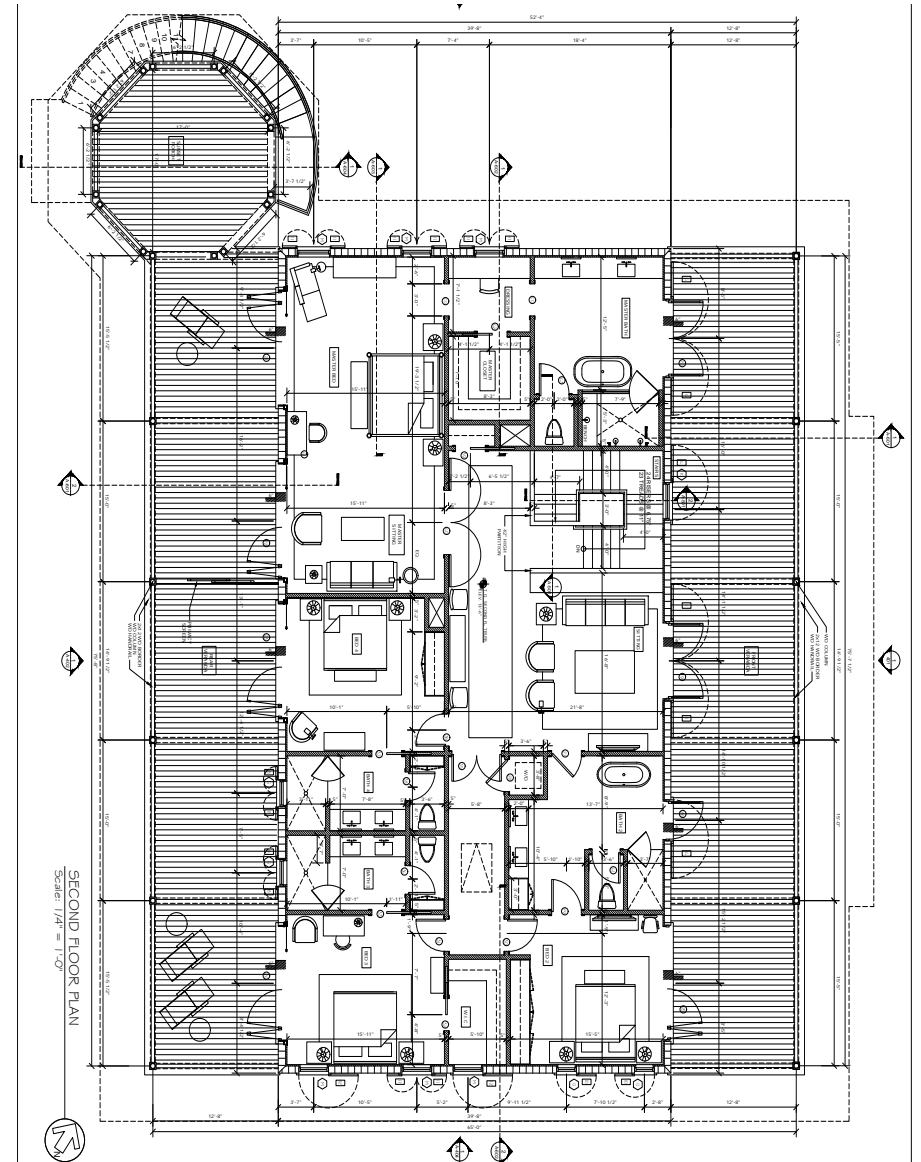


'Seahorse Manor' Floor Plan

First Floor



Second Floor









Cost Breakdown

| | |
|---------------------------------------|--------------|
| Seahorse Manor Sea of Abaco #27 | \$34,750,000 |
| VAT on Sales Price (5%) | \$1,737,500 |
| Attorney Fee (0.5% of Purchase Price) | \$173,750 |
| VAT on Attorney Fee (10%) | \$17,375 |
| Club Membership Initiation | \$250,000 |
| <hr/> | |
| Total Initial Costs | \$36,928,625 |

| | |
|--|----------|
| 2025 Club Dues (prorated) | \$93,000 |
| 2025 Homeowners' Association Dues (prorated) | \$42,000 |
| <hr/> | |
| 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