

# Sunset Pier Flat #8



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





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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
- Coconuts Kid's Club

**BEACH CLUB COTTAGES**

WHALE'S TAIL  
ESTATE LOTS



ATLANTIC  
OCEAN

SIP SIP

Plant Nursery  
& Orchard

ATLANTIC CLUB

ATLANTIC CLUB COTTAGES



**BAKER'S BAY MARINA VILLAGE**

- 107 Slip Marina
- Will's Island
- Marina Club & Inn
- Marina Village Residences & Boat Houses
- Conch Shack Bar & Grill
- The Market
- Blu Boutique
- Medical Office
- Marina Fitness & Pool
- Marina, Member & Residential Services
- Sales Office

BAKER'S BAY  
ESTATE LOTS

**GOLF COURSE**

- Practice Range
- Short Game Area
- Pro Shop

Sea of Abaco

BAKER'S BAY

Sunset Pier Flats

**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

SUNSET PIER  
FLATS

MANGROVE  
PRESERVE

ATLANTIC  
FLATS

ATLANTIC  
BEACH

MARINA  
VILLAGE  
POOL

SUNRISE BEACH  
COTTAGES

SUNRISE BEACH  
FLATS

FOR  
PRESERVATION  
& STUDY  
JOES CREEK  
SAND FLATS

**SEA PORT**

- Sea Plane Ramp
- Fueling Pier
- Customs & Immigration

EAST  
VILLAGE

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

DIAMOND  
POINT

Marsh  
Harbour

SETTLEMENT

via Bonnaventure  
innouso bellegrade



513

## Sunset Pier Flat #8

The Sunset Pier Flats are located on a private stretch of white sand beach along the Sea of Abaco within Baker's most desirable areas, Sunset Park. One of five first story, 2-bedroom flats within the enclave, Sunset Pier Flat #8 is a newly renovated, move in ready home with beautiful finishes. Owners will enjoy indoor/outdoor living with floor to ceiling accordion doors that open to an expansive lounging porch overlooking the calm Sea of Abaco and Marina entrance. Beyond the pool just outside your front door, this home is within walking distance of all the new amenities in Sunset Park, including pickleball & tennis courts, a playground, and the much-loved comfort station 'Jelly Beans'.

Bedrooms	2
Bathrooms	2.5
Size	1,740 SF
Furnished	Yes
Views	Marina / Sea of Abaco







## Cost Breakdown

Sunset Pier Flat #8	\$5,900,000
VAT on Sales Price (5%)	\$295,000
Attorney Fee (0.5% of Purchase Price)	\$29,500
VAT on Attorney Fee (10%)	\$2,950
Club Membership Initiation	\$250,000
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Total Initial Costs	\$6,477,450
2024 Club Dues (prorated)	\$84,185
2023 Condo Association Dues (prorated)	\$45,000
2024 Homeowners' Association Dues (prorated)	\$40,200
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2024 Total Annual Costs	\$124,385





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)