

Sunset Pier Flat #8



Baker's Bay
GOLF & OCEAN CLUB





Baker's Bay
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GUMELMI CAY
PRIVATE ISLAND ESTATE



BEACH CLUB

- Main Beach Pool
- Spa & Fitness
- Day Pool
- Locker Rooms
- Whale's Tail Ocean Front Dining
- Dinner Beach Bar & Grill
- Green Lane
- Oceanfront Kids Club

BEACH CLUB COTTAGES

BAKER'S BAY ESTATE LOTS

Sea of Abaco

GOLF COURSE

- Practice Range
- Short Game areas
- Tee Box

SUNSET PARK

- Soft Walls
- Swing Cage
- Spa & Gym
- Outdoor Theatre
- Swing Ball or Other Games
- Kids Zone
- Private Playground
- Club House or Reception Pavilion
- Tennis Courts
- Spa Tenders Slip area
- Private Beach Golf

Sunset Pier Flats

ATLANTIC OCEAN

SEOP

Flow Jersey & Canal

ATLANTIC CLUB

ATLANTIC CLUB COTTAGES

ATLANTIC COAST HOMES

BAKER'S BAY MARINA VILLAGE

- 100 Slip Marina
- 100 Ft Island
- Marina Club & Spa
- Marina Village Restaurant & Bar
- Dock Board Bar & Grill
- The Marina
- Spa Lounge
- Medical Office
- Marina Fitness & Pool
- Marina, Marine & Residential Services
- Sales Office



ATLANTIC SLATTE

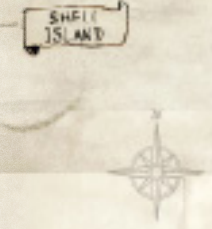
ATLANTIC BEACH

MARINA VILLAGE POOL

SUNSHINE BEACH COTTAGES

SUNSHINE BEACH FLATS

SHELL ISLAND



*via Bonnaventure
innoisobellegradie*



DIAMOND POINT

FISH HARBOR

SEA POST

- Sea Post Bar and Grill
- Sea Post
- Ocean & Tennis Courts

SETTLEMENT

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
2025 Club Dues (prorated)	\$93,000
2025 Condo Association Dues (prorated)	\$51,000
2025 Homeowners' Association Dues (prorated)	\$42,000
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2025 Total Annual Costs	\$186,000*



*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