

Sunset Pier Flat #8



Baker's Bay
GOLF & OCEAN CLUB



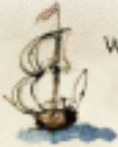


Baker's Bay
GOLF & OCEAN CLUB



GUMELEMY CAY
PRIVATE ISLAND ESTATE

CHAPEL
POINT



WHALE'S TAIL
ESTATE
LOTS

ATLANTIC
OCEAN

SEOP
Flow Spray
& Drift

- BEACH CLUB**
- Main Beach Pool
 - Spa & Fitness
 - Day Pool
 - Locker Room
 - Whale's Tail Ocean Front Dining
 - Dinner Beach Bar & Grill
 - Green Lane
 - Oceanview Kids Club

BEACH
CLUB COTTAGES

ATLANTIC CLUB

ATLANTIC OCEAN COTTAGES

BAKER'S BAY
ESTATE LOTS

GOLF COURSE

- Practice Range
- Short Game areas
- Tee Box

BAKER'S BAY

Sea of Abaco

Sunset Pier Flats

ATLANTIC COAST HOMES



ATLANTIC
FLATS

BAKER'S BAY MARINA VILLAGE

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

SUNSET PARK

- Soft Wells
- Swing Cops
- Open Court
- Outdoor Theatre
- Softball
- Soccer Ball or Other Games
- Judo Room
- Private Playground
- Club House or Kitchen Pavilion
- Tennis Pavilion
- Tennis Courts
- Open Tackle Shop area
- Private Golf

SUNSHINE BEACH
COTTAGES

SHELL
ISLAND

SUNSET PIER
FLATS

ATLANTIC BEACH
MARINA VILLAGE
Pool
SUNSHINE BEACH
FLATS

SUNSET PIER
FLATS

MEMORIAL
PRESERVE

PUR
PRESERVATION
& STUDY

JONES CREEK

SAND FLATS

*via Bonnaventure
innoisobellegradie*



DIAMOND
POINT

FISH
HARBOR

SEA POST

- Sea Post Shop
- Snorkel Dive
- Cruise & Transportation

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	\$5,250,000
VAT on Sales Price (5%)	\$262,500
Attorney Fee (0.5% of Purchase Price)	\$26,250
VAT on Attorney Fee (10%)	\$2,625
Club Membership Initiation	\$250,000
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Total Initial Costs	\$5,791,375
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