

Sunset Pier Flat #8





Baker's Bay
GOLF & OCEAN CLUB



GUMELEMI CAY
PRIVATE ISLAND ESTATE

CHAPEL
POINT

BEACH CLUB

- Adult Beach Pool
- Spa & Wellness
- Day Pool
- Beach House
- Whaler's Tail Ocean Front Dining
- Sunset Beach Bar & Grill
- Ocean Lane
- Oceanic Wildlife Club

BEACH
CLUB COTTAGES

BAKER'S BAY
ESTATE LOTS

Sea of Abaco

GOLF COURSE

- Practice Range
- Short Game Area
- Pro Shop

SUNSET PARK

- Soft Fields
- Putting Green
- Open Court
- Outdoor Tennis Courts
- Beach Bar & Grill
- Fitness Center
- Private Playground
- Kids' Garden
- Ocean View
- Private Beach
- Private Clubhouse
- Private Tennis Courts
- Private Golf Course

Sunset Pier Flats

ATLANTIC
OCEAN

SEAPORT

Planetary
Orbit

ATLANTIC CLUB

ATLANTIC CLUB COTTAGES

ATLANTIC COAST HOMES

ATLANTIC
CLUB

BAKER'S BAY MARINA VILLAGE

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

SUNSET BEACH
COTTAGES

SUNSET BEACH
FLATS

FIR
PRESERVATION
STUDY

SAND FLATS

SEA PORT

- Sea Port Bar & Grill
- Sunset Pier
- Ocean & Land Services

SEA PORT
• Sunset Bar & Grill
• Ocean View
• Sunset Beach
• Pool

DIAMOND
POINT

SEA PORT

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







GROUND



Cost Breakdown

Sunset Pier Flat #8	\$4,990,000
VAT on Sales Price (5%)	\$249,500
Attorney Fee (0.5% of Purchase Price)	\$24,950
VAT on Attorney Fee (10%)	\$2,495
Club Membership Initiation	\$250,000
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Total Initial Costs	\$5,516,945
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