

# Shiver Townhome







GUMELEMI CAY PRIVATE ISLAND ESTATE

CHAPEL POINT



WHALE'S TAIL ESTATE LOTS

ATLANTIC OCEAN

SIP SIP

Plant Nursery & Orchard

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

Casamigos Bar

ATLANTIC CLUB

ATLANTIC CLUB COTTAGES



Shiver's Townhome

Notes

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BAKER'S BAY ESTATE LOTS

- Practice Range
- Short Game Area
- Pro Shop

BAKER'S BAY

Sea of Abaco

ATLANTIC COAST HOMES

ATLANTIC FLATS

BAKER'S BAY MARINA VILLAGE

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

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 BEACH

MARINA VILLAGE POOL

SUNRISE BEACH COTTAGES

SUNRISE BEACH FLATS

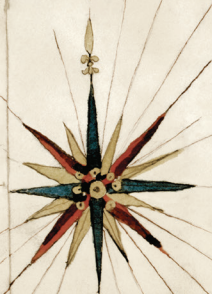
SHELL ISLAND



Baker's Bay GOLF & OCEAN CLUB

BAKERSBAYCLUB.COM

*via Bonnaventure  
innosobellegradre*



DIAMOND POINT

Marsh Harbour

FOR PRESERATION + STUDY  
JOES CREEK  
SAND FLATS

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

SEA PORT

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

SETTLEMENT



**The Shiver Townhome** is a 4-bedroom, 4.5 bath, 3,100 SF, 3-story townhouse that comes fully furnished. Located within the bustling Marina Village, this beautiful home offers wonderful views over the Marina Village as well as the Atlantic Ocean. The townhouse is ideally situated for easy access to the Marina Village amenities, which will include a gym, pool, The Market, Boutique, Conch Shack and Welcome Dock.

**Size** 3,100 SF

**Bedrooms** 4

**Bathrooms** 4.5

**Views** Marina Village & Atlantic Ocean





## Cost Breakdown

Shiver Townhome	\$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 Deposit (80% equity)	\$250,000
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Total Initial Costs	\$5,791,375
2023 Condo Association Dues (prorated)	\$50,000
2023 Club Dues (prorated)	\$76,500
2023 Homeowners' Association Dues (prorated)	\$36,500
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2023 Total Annual Costs	\$163,000





# Shiver Townhome







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)