

## "Slack Tide" | Marina Island Lot #27







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

GUMELEMI CAY  
PRIVATE ISLAND ESTATE

CHAPEL  
POINT

SPA COTTAGES

SPA BUNGALOWS

WHALE'S TAIL  
ESTATE LOTS

ATLANTIC  
OCEAN

SIP SIP

Plant Nursery  
& Orchard

ATLANTIC CLUB COTTAGES  
(PHASE 2)

ATLANTIC CLUB

• Dining Pavilion  
• Bunker's Bar

ATLANTIC CLUB COTTAGES

ATLANTIC COAST HOMES

BAKER'S BAY MARINA VILLAGE

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

PHASE 2  
"Slack Tide"

BAKER'S BAY  
ESTATE LOTS

Sea of Abaco

GOLF COURSE

- Practice Range
- Short Game Area
- Pro Shop

SUNSET PARK

- Ball Fields
- Batting Cage
- Sport Court
- Outdoor Pursuits
- Docks
- Bocce Ball & Horse Shoes
- Ropes Course
- Jelly Beans
- Pirate's Playground
- Hydroponic Garden
- Chef's Outdoor Kitchen Pavilion
- Fruit Orchard
- Pickle Ball
- Tennis Courts
- Trampolines
- Climbing Wall
- New Toddler Play Area
- Putt Putt Mini Golf

SUNSET PIER  
FLATS

MUNGRUVE  
PRESERVE

ATLANTIC BEACH

MARINA  
VILLAGE POOL

SUNRISE BEACH  
COTTAGES

EAST  
VILLAGE

- Dockside Bar and Grill
- Fitness Center
- Pool
- Zipline
- Waterslide

SUNRISE BEACH  
FLATS

FCP  
PRESERVATION  
STUDY

JOE'S CREEK

SAND FLATS

SEA PORT

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

DIAMOND  
POINT

Marsh  
Harbour

SETTLEMENT

BEACH CLUB

- Main Family Pool
- Spa & Fitness
- Lap Pool
- Locker Rooms
- Whale's Tail Ocean Front Dining
- Palapa Beach Bar & Grill
- Great Lawn
- Coconut's Kid's Club
- Kid's Diner
- Theater
- Game Room
- Marine Science Classroom

BEACH  
CLUB COTTAGES

Casamigos  
Bar

Notes

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SHELL  
ISLAND



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

GREAT GUANA CAY  
ABACO, THE BAHAMAS  
TEL (934) 236-9361

WWW.BAKERSBAYCLUB.COM

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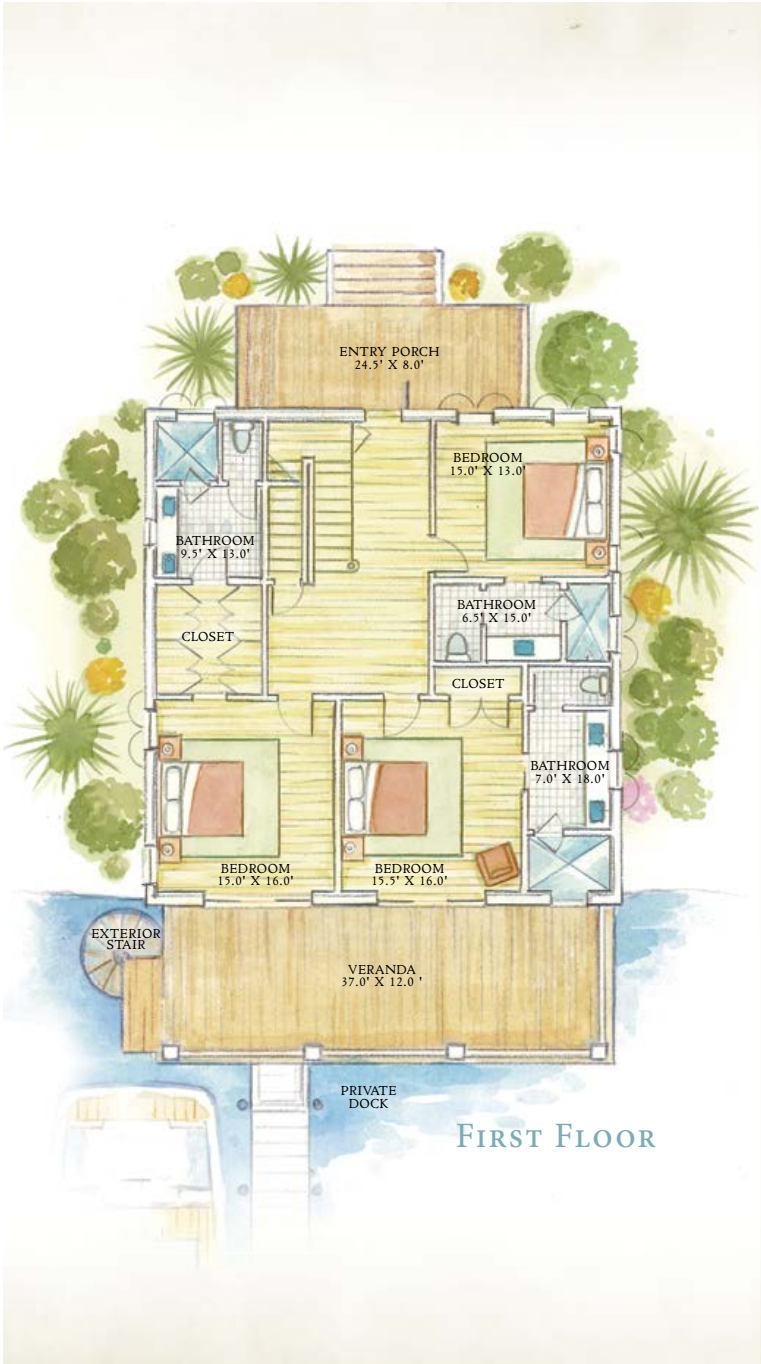
“Slack Tide” is every boater’s dream come true. The upside down floor plan, not only guarantees unobstructed, spectacular views of our mangrove nature preserve and the Sea of Abaco but also of your boats and other water toys. Proximity to your boat allows for spontaneous water adventures of all kinds. Expansive verandas allow for the perfect mix of indoor and outdoor living. Three guest suites with en-suites bathrooms are located on the first floor. With the open kitchen floor plan leading into a den that can be converted into an additional bedroom or left as a TV room. The third floor master suite with twin walk-in closets, a rooftop terrace and a spacious bathroom, ensures a little extra privacy even with a fully occupied home.

Land Area	7,950sf   .18 acres
Bedroom/Bathroom	4/5
A/C SF:	3,989
Dock Slip	50’ with two lifts
Depth of Lot	98’

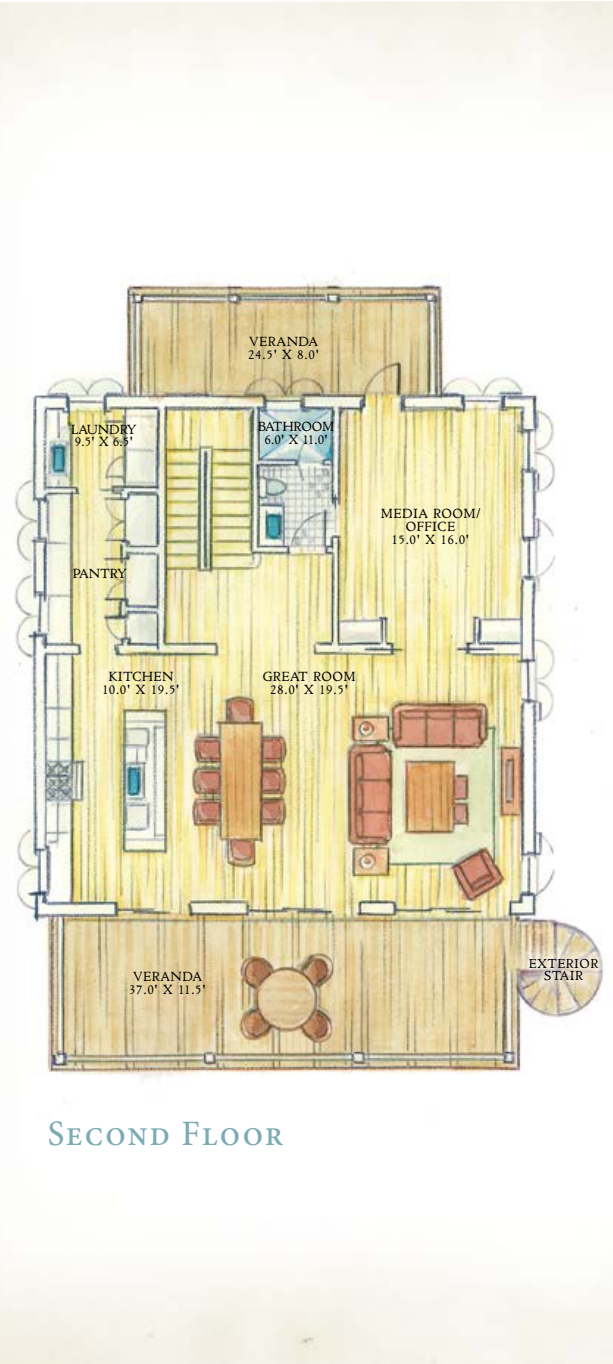




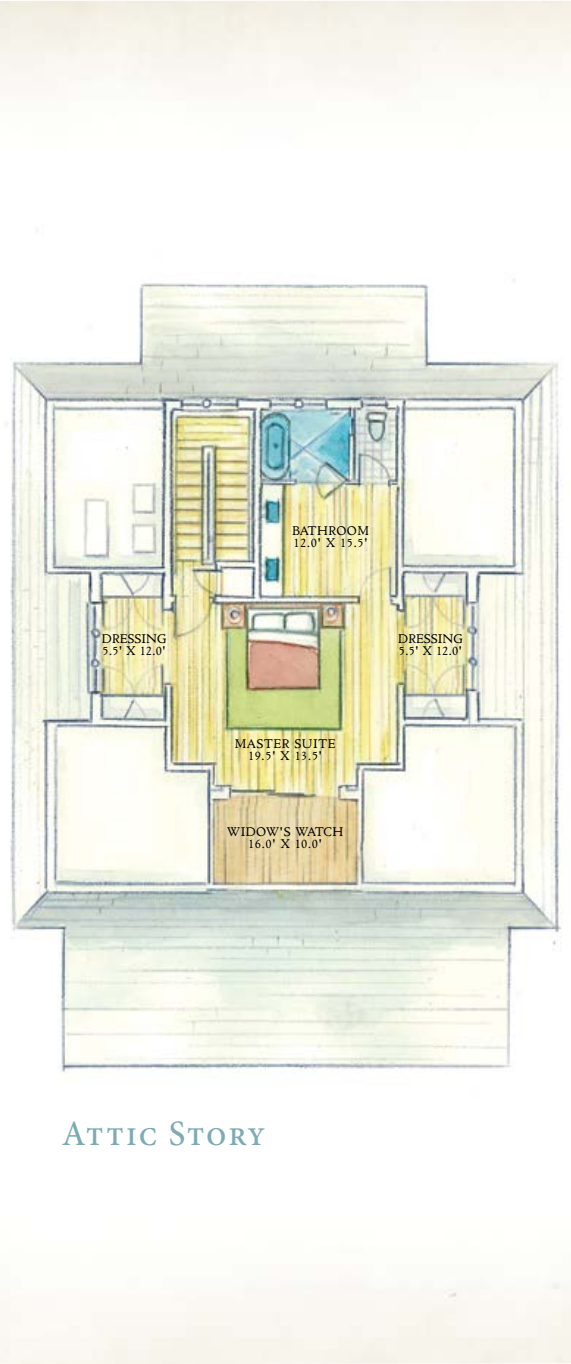
# "Slack Tide" Floor Plan



FIRST FLOOR



SECOND FLOOR



ATTIC STORY















Cost Breakdown

“Slack Tide” Boathouse	\$10,750,000
VAT on Sales Price (5%)	\$537,500
Attorney Fee (0.5% of Purchase Price)	\$53,750
VAT on Attorney Fee (10%)	\$5,375
Club Membership Initiation	\$250,000
Total Initial Costs	\$11,596,625

2025 Club Dues (prorated)	\$93,000
2025 Homeowners’ Association Dues (prorated)	\$42,000
2025 Total Annual Costs	\$135,000*

\*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](mailto:info@bakersbayclub.com) | [bakersbayclub.com](http://bakersbayclub.com)