



Baker's Bay
GOLF & OCEAN CLUB

"Sunny Side Up" | Atlantic Coast Home #17





Baker's Bay
GOLF & OCEAN CLUB

GUMELEMI CAY
PRIVATE ISLAND ESTATE



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

BAKER'S BAY ESTATE LOTS



GOLF COURSE

- Practice Range
- Short Game Area
- Pro Shop

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

WHALE'S TAIL ESTATE LOTS



SIP SIP

Plant Nursery & Orchard

ATLANTIC CLUB

ATLANTIC CLUB COTTAGES

ATLANTIC COAST HOMES

BAKER'S BAY



"Sunny Side Up"

BAKER'S BAY MARINA VILLAGE

- 105 Slip Marina
- Will's Island
- Marina Club & Inn
- Marina Village Residences & Boat Houses
- Conch Shack Bar & Grille
- The Market
- Blu Boutique
- Medical Office
- Marina Fitness & Pool
- Marina, Member & Residential Services
- Sales Office

ATLANTIC FLATS

ATLANTIC BEACH

MARINA VILLAGE POOL

SUNRISE BEACH COTTAGES

SUNRISE BEACH FLATS

SUNSET PIER FLATS

MANGROVE PRESERVE

FOR PRESERVATION STUDY

JOES CREEK

SAND FLATS

SEA PORT

- Sea Plane Ramp
- Fueling Pier
- Customs & Immigration

EAST VILLAGE

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

DIAMOND POINT

Marsh Harbour

SETTLEMENT

*via Bonnaventure
innouso bellegrade*



CHAPEL POINT

SHELL ISLAND

“Sunny Side Up” guarantees stunning views and lifelong memories. This ocean front 5-bedroom home is located directly across from the Club’s very popular Sunset Park amenities and has incredible views of the Atlantic Ocean and sunrise. Although the very spacious 4,000sf home has ample room for two families, there is enough space on the property to build a guesthouse for which plans/building permits have already been attained. Sunny Side Up’s proximity to both the Marina Village and the Tom Fazio 18-hole golf course ensures that both boating and golf are part of the day-to-day activities.

Bed/Bath	5 bed/5.5 bath
A/C SQ	4,000 sf
Porches /Balconies	1,577 sf
Land Area	38,549 sf .88 acres
Land depth	326’
Views	Atlantic Ocean Sunrise



"Sunny Side Up" Floor Plan

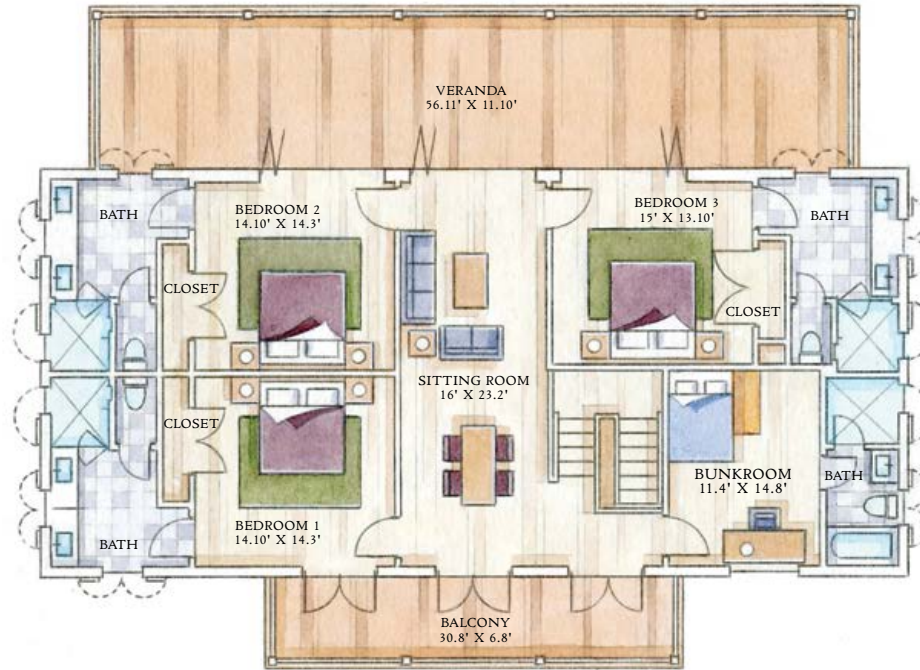
MARDI GRAS HOUSE



FIRST FLOOR

"Sunny Side Up" Floor Plan

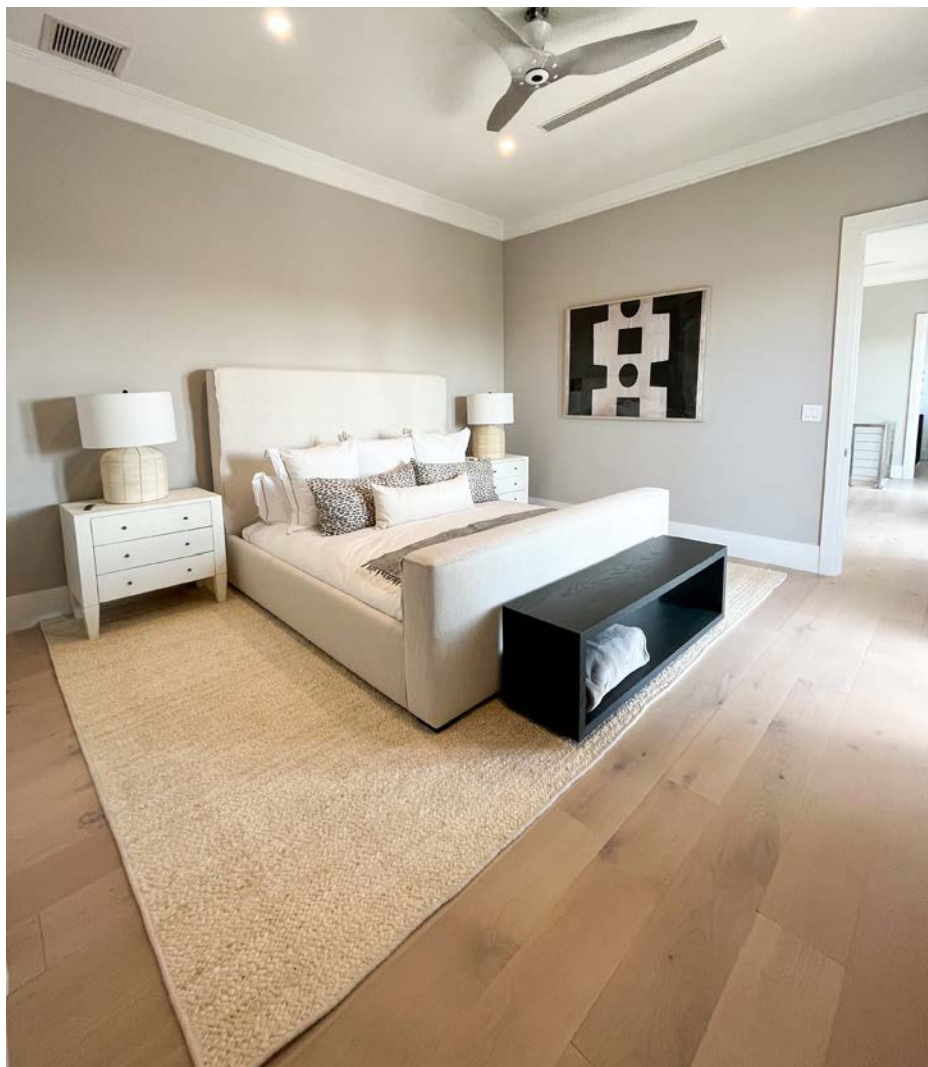
MARDI GRAS HOUSE



AREA	SQ. FT.
Air Conditioned	3,998
Porches / Balconies	1,577
Total	5,575

SECOND FLOOR





Cost Breakdown

“Sunny Side Up” Atlantic Coast Home #17	\$13,000,000
VAT on Sales Price (5%)	\$650,000
Attorney Fee (0.5% of Purchase Price)	\$65,000
VAT on Attorney Fee (10%)	\$6,500
Club Membership Initiation	\$250,000
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Total Initial Costs	\$13,971,500
2023 Club Dues (prorated)	\$76,500
2023 Homeowners’ Association Dues (prorated)	\$36,500
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2023 Total Annual Costs	\$113,000





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