

Sunrise Beach Homesite #20



Baker's Bay
GOLF & OCEAN CLUB





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

WHALE'S TAIL
ESTATE LOTS



ATLANTIC OCEAN

SIP SIP

Plant Nursery & Orchard

ATLANTIC CLUB

ATLANTIC CLUB COTTAGES

Sunrise Beach Homesites



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

BAKER'S BAY
ESTATE LOTS

GOLF COURSE

- Practice Range
- Short Game Area
- Pro Shop

Sea of Abaco

BAKER'S BAY

ATLANTIC COAST HOMES

ATLANTIC FLATS

SUNRISE BEACH COTTAGES

SUNRISE BEACH FLATS

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

MARINA VILLAGE POOL

SHELL ISLAND

FOR PRESERVATION STUDY

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*



Seven beachfront properties comprise the Sunrise Beach Homesites within the East Village neighborhood, Baker's Bay final real estate release.

Stretching north to south along sandy Atlantic Ocean beachfront, Sunrise Beach Homesite #20 owners will enjoy the privacy of a beachfront estate with close proximity to future outdoor pursuits programming, the Papa Willie's Bar and Grill, and Marina Village amenities.

	Land Area	Ocean Frontage
Homesite #20	2 acres	220'
Views	Beach / Atlantic Ocean	



Sunrise Beach Homesite #20



B1-14
3831 SF±

B1-15
32968 SF±

B1-16
26946 SF±

B1-17
27192 SF±

B1-18
27382 SF±

B1-19
27770 SF±

B1-20
1922 ACRES

B1-23
3.292 AC

BAKER'S BAY DRIVE

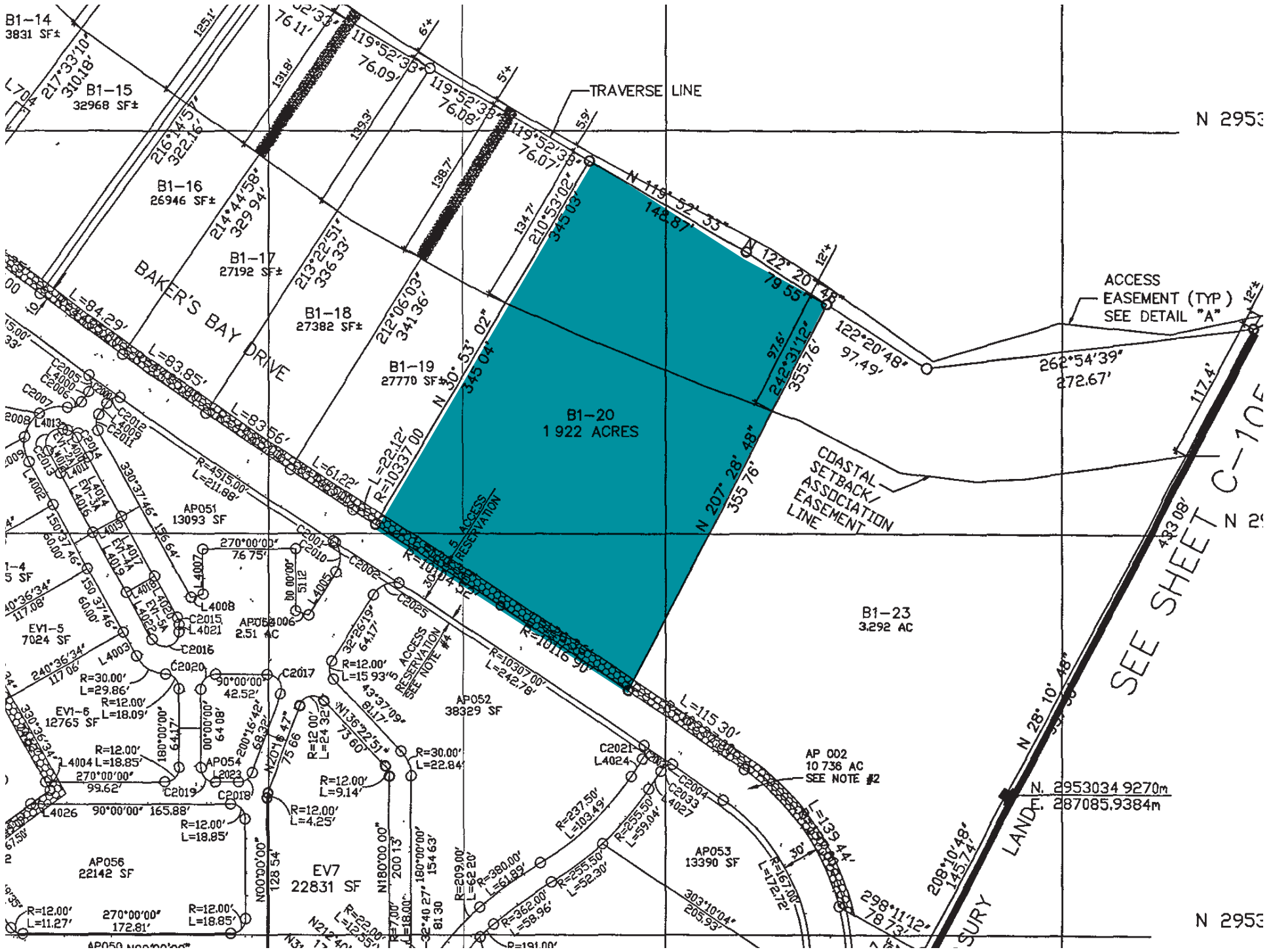
TRAVERSE LINE

COASTAL SETBACK/
ASSOCIATION
EASEMENT LINE

ACCESS
EASEMENT (TYP)
SEE DETAIL "A"

SEE SHEET C-10E

SURY LAND



N 2953

N 2953

N. 2953034.9270m
E. 287085.9384m

Cost Breakdown

Sunrise Beach Homesite #20	\$8,500,000
VAT on Sales Price (5%)	\$425,000
Attorney Fee (0.5% of Purchase Price)	\$42,500
VAT on Attorney Fee (10%)	\$4,250
Club Membership Initiation	\$250,000
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Total Initial Costs	\$9,221,750
Proposed 2026 Club Dues (prorated)	\$95,400
Proposed 2026 HOA Dues (prorated)	\$43,260
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Proposed 2026 Total Annual Costs	\$138,660*



*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