



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

## Sunrise Beach Homesite #20





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## Sunrise Beach Homesites

GUMELEMI CAY  
PRIVATE ISLAND ESTATE

CHAPEL  
POINT

WHALE'S TAIL  
ESTATE LOTS

ATLANTIC  
OCEAN

SIP SIP

Plant Nursery  
& Orchard

ATLANTIC CLUB

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

Sea of Abaco

BAKER'S BAY

ATLANTIC CLUB COTTAGES

ATLANTIC  
COAST HOMES



ATLANTIC  
FLATS

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

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

FOR  
PRESERVATION  
& STUDY

SAND FLATS

DIAMOND  
POINT

Marsh  
Harbour

SEA PORT

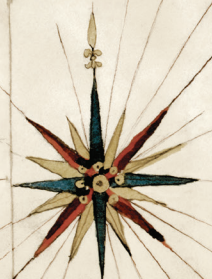
- Sea Plane Ramp
- Fueling Pier
- Customs & Immigration

EAST  
VILLAGE

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

SETTLEMENT

via Bonnaventure  
innousobellegradre



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

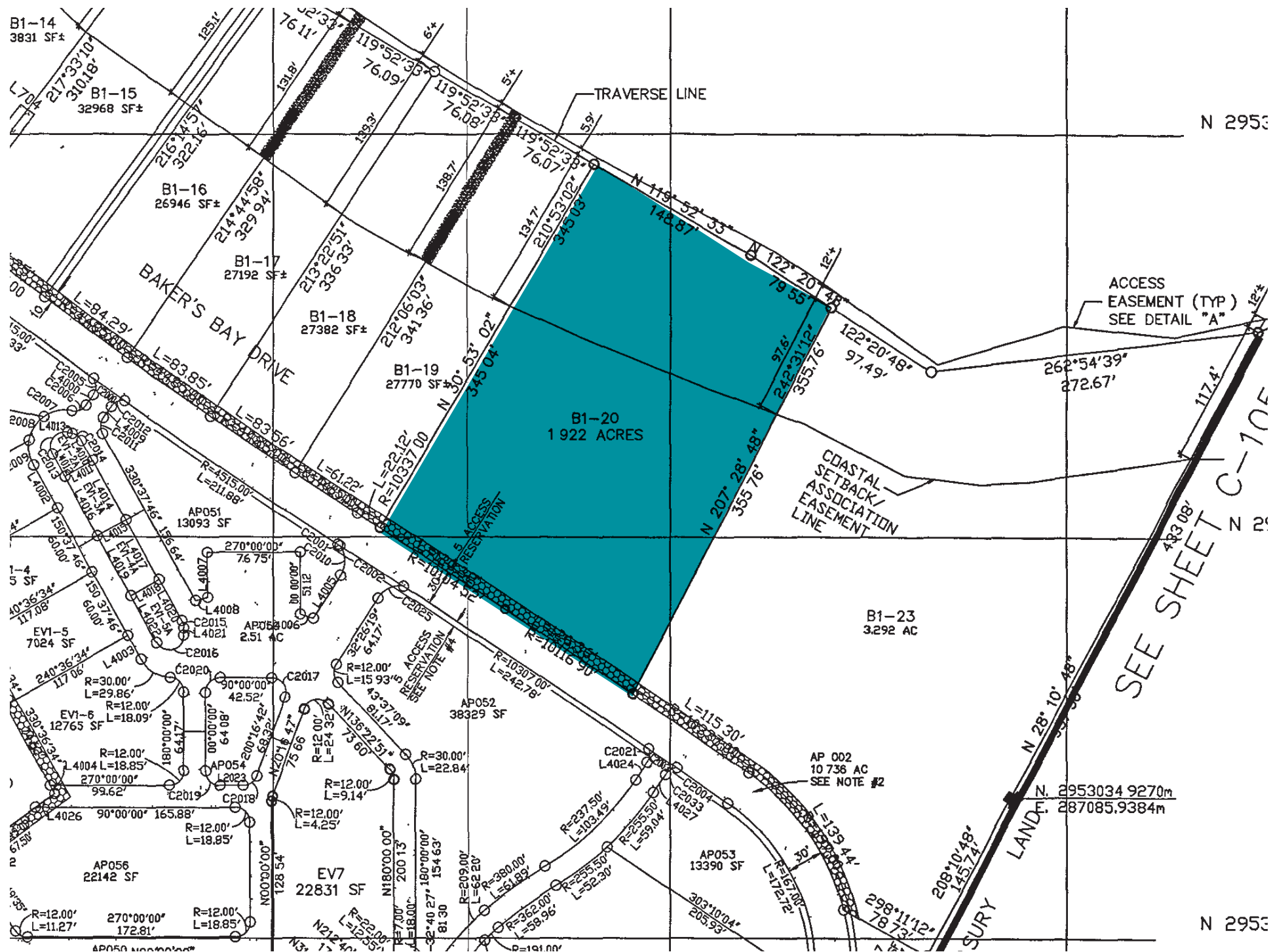
Stretching north to south along sandy Atlantic Ocean beachfront, Sunrise Beach Homesite #20 owners will enjoy the privacy of a beachfront estate with close proximity to future outdoor pursuits programming, the Papa Willie’s Bar and Grill, and Marina Village amenities.

|              | Land Area              | Ocean Frontage |
|--------------|------------------------|----------------|
| Homesite #20 | 2 acres                | 220’           |
| Views        | Beach / Atlantic Ocean |                |



# Sunrise Beach Homesite #20





Cost Breakdown

|                                         |             |
|-----------------------------------------|-------------|
| Sunrise Beach Homesite #20              | \$7,900,000 |
| VAT on Sales Price (5%)                 | \$395,000   |
| Attorney Fee (0.5% of Purchase Price)   | \$39,500    |
| VAT on Attorney Fee (10%)               | \$3,950     |
| Club Membership Initiation (70% equity) | \$750,000   |
| <hr/>                                   |             |
| Total Initial Costs                     | \$9,088,450 |
| <br>                                    |             |
| Proposed 2026 Club Dues (prorated)      | \$95,400    |
| Proposed 2026 HOA Dues (prorated)       | \$43,260    |
| <hr/>                                   |             |
| 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](mailto:info@bakersbayclub.com) | [bakersbayclub.com](http://bakersbayclub.com)