

Sunrise Beach Flat #10



Baker's Bay
GOLF & OCEAN CLUB





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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 Flat #10

BAKER'S BAY
ESTATE LOTS

Sea of Abaco

GOLF COURSE

- Practice Range
- Short Game Area
- Pro Shop

BAKER'S BAY

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 & Grill
- 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 Pavilion
- Fruit Orchard
- Pickleball
- Tennis Courts
- New Toddler Play Area
- Putt Putt Mini Golf

SUNSET PIER FLATS

MANGROVE PRESERVE

MARINA VILLAGE POOL

SUNRISE BEACH COTTAGES

SUNRISE BEACH FLATS

SHELL ISLAND

FIP 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
innouobellegradre*



Sunrise Beach Flat #10

The Sunrise Beach Flats are located on a private stretch of white sand beach along the Atlantic Ocean within Baker's final phase of development, the East Village. One of five combined 2nd/3rd story, 3-bedroom flats within the enclave, Sunrise Beach Flat #10 is a turnkey home with beautiful finishes and custom furnishings. Owners will enjoy indoor/outdoor living with floor to ceiling accordion doors that open to an expansive lounging veranda overlooking the vivid Atlantic Ocean. Beyond the beach and pool, this home is within walking distance of all the new amenities of the East Village.

Bedrooms	3
Bathrooms	3.5
Size	2,470 SF
Views	Beach / Atlantic Ocean







FLATS

THREE BEDROOM

THREE-BEDROOM FEATURES

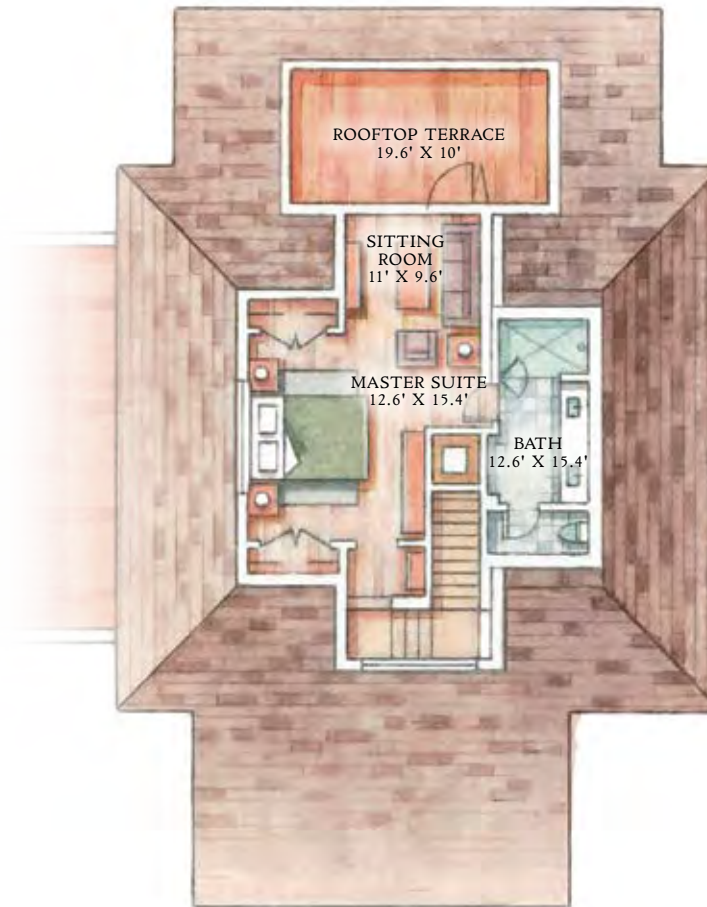
- Private Entry on Second Floor
- Open Floor Plan with Great Room
- Chef's Kitchen with Island Seating
- Attic Story Master Suite with Sitting Room, Generous Bathroom and Rooftop Terrace
- Two Guest Bedrooms with En-Suite Bathrooms
- Laundry Room with Utility
- Sink/Pantry with Built-in Storage
- High-Impact Mahogany Doors and Windows



AREA	SQ. FT.
Air Conditioned	2,480-2,599
Porches / Balconies	647
Total	3,127 - 3,246



SECOND FLOOR



THIRD FLOOR

Cost Breakdown

Sunrise Beach Flat #10:	\$6,700,000
VAT on Sales Price (5%)	\$335,000
Attorney Fee (0.5% of Purchase Price)	\$33,500
VAT on Attorney Fee (10%)	\$3,350
Club Membership Initiation	\$250,000
Total Initial Costs	\$7,321,850
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2025 Club Dues (prorated)	\$93,000
2025 Condo Association Dues (prorated)	\$55,000
2025 Homeowners' Association Dues (prorated)	\$42,000
2025 Total Annual Costs	\$190,000*



*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 | bakersbayclub.com