

Sunrise Beach Flat #10





Baker's Bay
GOLF & OCEAN CLUB

Sunrise Beach Flat #10

GUMELEMI CAY
PRIVATE ISLAND ESTATE

CHAPEL
POINT

WHALE'S TAIL
ESTATE LOTS

ATLANTIC
OCEAN

SIP SIP

Plant Nursery
& Orchard

BEACH CLUB

- Main Family Pool
- Spa & Fitness
- Lap Pool
- Locker Rooms
- Whale's Tail Ocean Front Dining
- Dune Beach Bar & Grill
- Great Lawn
- Coconut's Kid's Club

BEACH
CLUB COTTAGES

BAKER'S BAY
ESTATE LOTS

Sea of Abaco

GOLF COURSE

- Practice Range
- Short Game Area
- Pro Shop

BAKER'S BAY

ATLANTIC CLUB

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 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 Bonnaventures
innousobellegradre

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

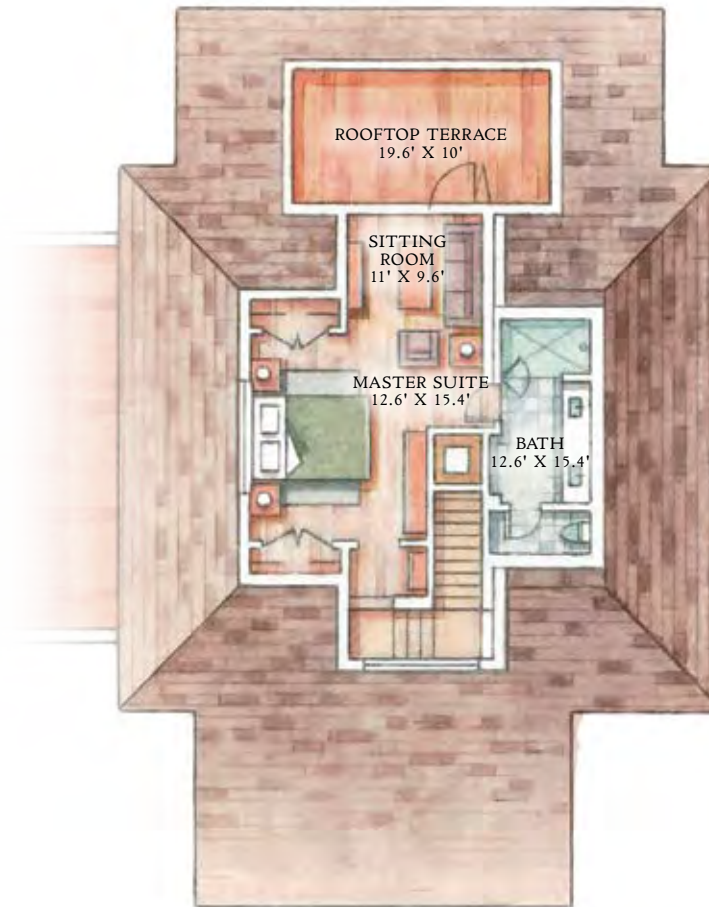
- Private Entry on Second Floor
- Open Floor Plan with Great Room
- Chef's Kitchen with Island Seating
- Attic Story Master Suite with Sitting Room, Generous Bathroom and Rooftop Terrace
- Two Guest Bedrooms with En-Suite Bathrooms
- Laundry Room with Utility
- Sink/Pantry with Built-in Storage
- High-Impact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

Proposed 2026 Club Dues (prorated)	\$95,400
Proposed 2026 Condo Association Dues	\$41,000
Proposed 2026 HOA Dues (prorated)	\$43,260
Proposed 2026 Total Annual Costs	\$179,660*

*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