



Baker's Bay
GOLF & OCEAN CLUB

Sunrise Beach Flat #10





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BAKER'S BAY MARINA VILLAGE

- 165 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

SEA PORT

- Sea Plane Ramp
- Fueling Pier
- Customs & Immigration

EAST VILLAGE

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

*na e Bonnacure
mouvo bellegarde*



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

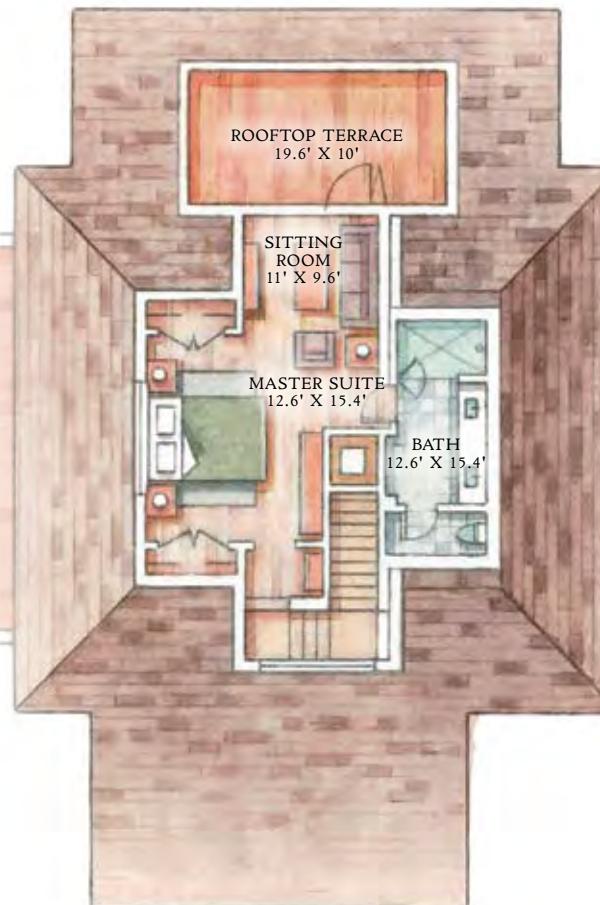






FLATS

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

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



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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