

Sunrise Beach Flat #7



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

BAKER'S BAY
ESTATE LOTS



GOLF COURSE

- Practice Range
- Short Game Area
- Pro Shop

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

WHALE'S TAIL
ESTATE LOTS



SIP SIP

Plant Nursery
& Orchard

ATLANTIC CLUB

ATLANTIC CLUB COTTAGES

ATLANTIC COAST HOMES

BAKER'S BAY



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

MARINA VILLAGE POOL

SUNRISE BEACH COTTAGES

SUNRISE BEACH FLATS

SUNSET PIER FLATS

MANGROVE PRESERVE

FIP PRESERVATION + STUDY

SAND FLATS

SEA PORT

- Sea Plane Ramp
- Fueling Pier
- Customs & Immigration

EAST VILLAGE

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

Marsh Harbour

DIAMOND POINT

SETTLEMENT

*via Bonnaventure
innouobellegrade*



SHELL ISLAND

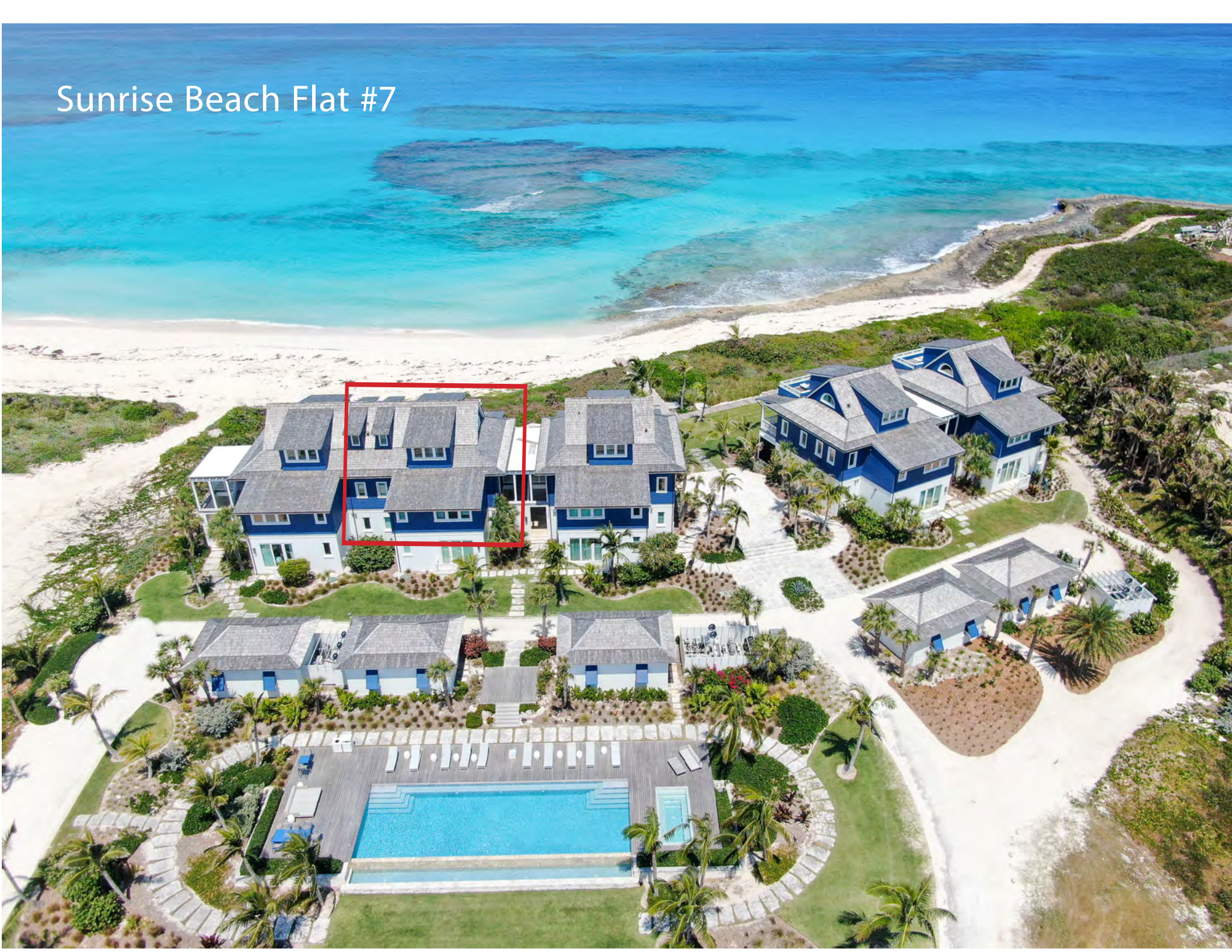
Sunrise Beach Flat #7

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 second/third story, 3-bedroom flats within the enclave, Sunrise Beach Flat #7 is a move in ready home with beautiful finishes. Owners will enjoy indoor/outdoor living with floor to ceiling accordion doors that open to an expansive lounging porch overlooking the vivid Atlantic Ocean. Beyond the beach and pool just outside your front door, this home is within walking distance of all the new amenities of the East Village.

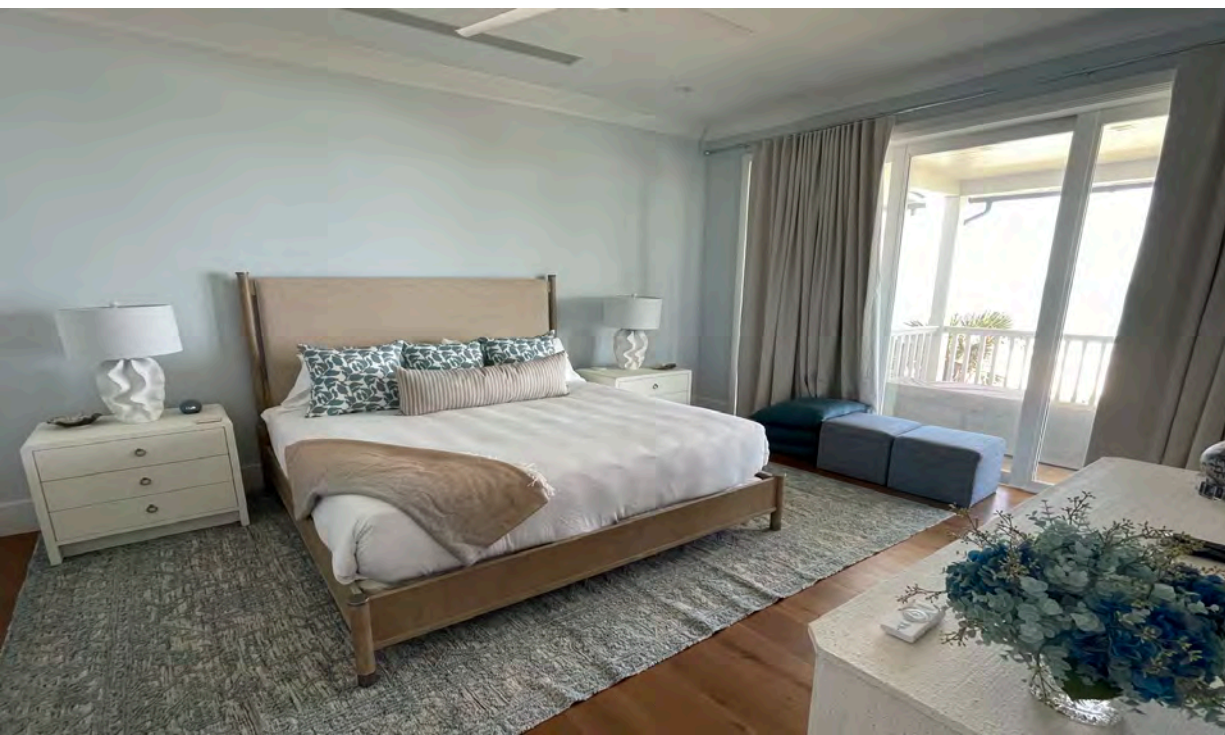
| | |
|-----------|------------------------|
| Bedrooms | 3 |
| Bathrooms | 3.5 |
| Size | 2,470 SF |
| Furnished | Yes |
| Views | Beach / Atlantic Ocean |



Sunrise Beach Flat #7



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FLATS

THREE BEDROOM

THREE-BEDROOM FEATURES

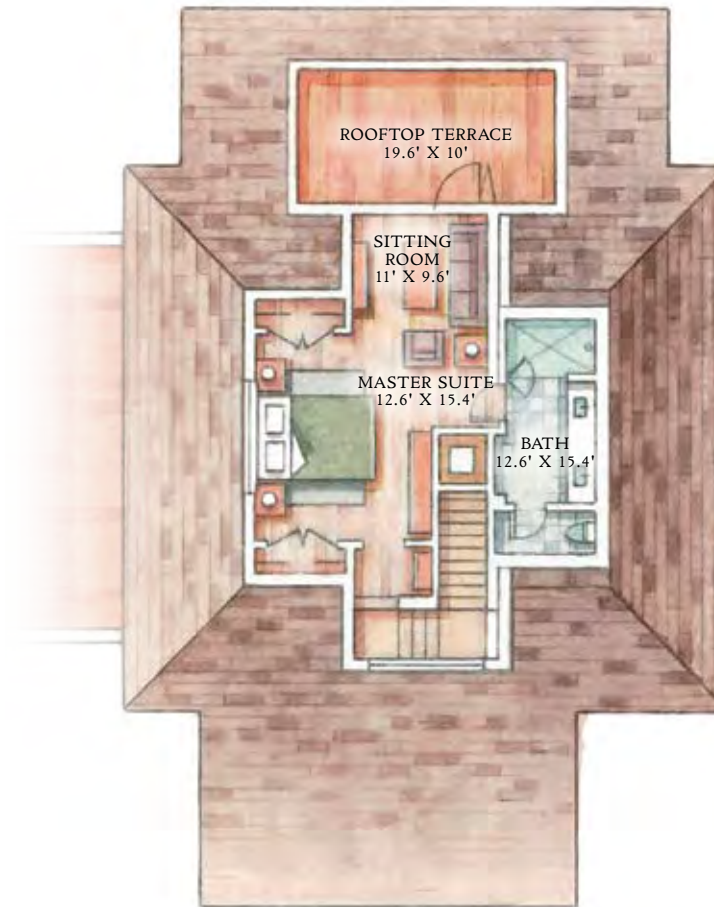
- Private Entry on Second Floor
- Open Floor Plan with Great Room
- Chef's Kitchen with Island Seating
- Attic Story Master Suite with Sitting Room, Generous Bathroom and Rooftop Terrace
- Two Guest Bedrooms with En-Suite Bathrooms
- Laundry Room with Utility
- Sink/Pantry with Built-in Storage
- High-Impact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



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



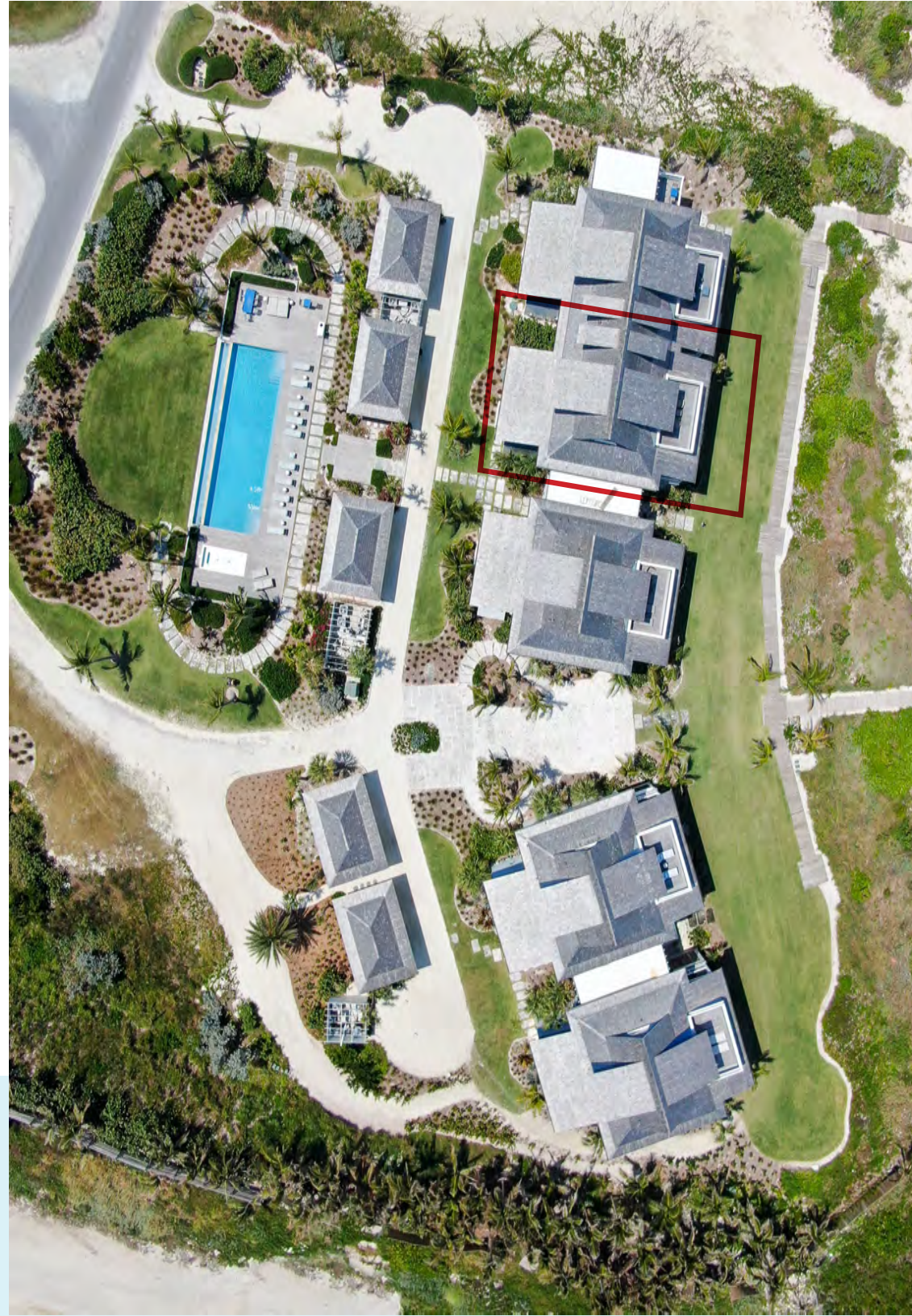
SECOND FLOOR



THIRD FLOOR

Cost Breakdown

| | |
|--|-------------|
| Sunrise Beach Flat #7 | \$6,500,000 |
| VAT on Sales Price (5%) | \$325,000 |
| Attorney Fee (0.5% of Purchase Price) | \$32,500 |
| VAT on Attorney Fee (10%) | \$3,250 |
| Club Membership Initiation | \$250,000 |
| <hr/> | |
| Total Initial Costs | \$7,110,750 |
| | |
| 2025 Club Dues (prorated) | \$93,000 |
| 2025 Association Dues (prorated) | \$57,000 |
| 2025 Homeowners' Association Dues (prorated) | \$42,200 |
| <hr/> | |
| 2025 Total Annual Costs | \$192,000* |



*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