

# Sunrise Beach Flat #7







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

## Sunrise Beach Flats

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

### GOLF COURSE

- Practice Range
- Short Game Area
- Pro Shop

Sea of Abaco

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 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

EAST  
VILLAGE

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

SEA PORT

- Sea Plane Ramp
- Fueling Pier
- Customs & Immigration

SETTLEMENT

via Bonnaventures  
innousobellegradre



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



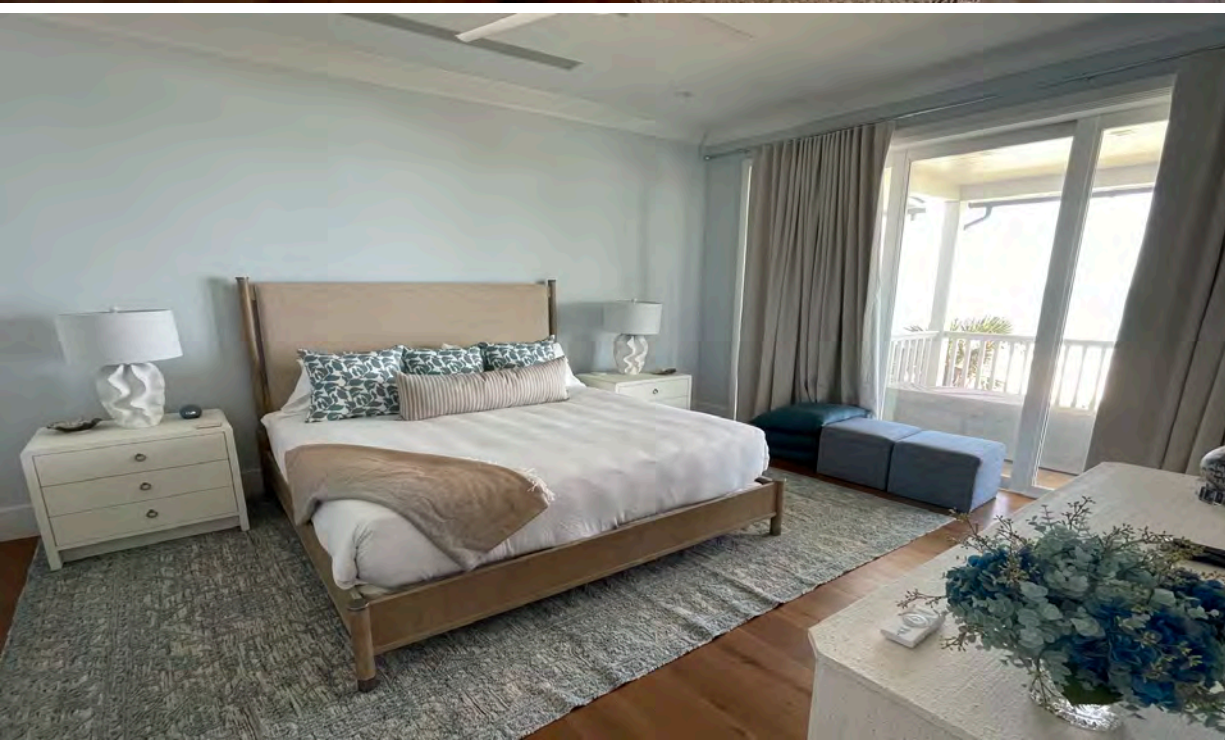


# Sunrise Beach Flat #7





Sunrise Beach Flat #7





# FLATS

## THREE BEDROOM

### THREE-BEDROOM FEATURES

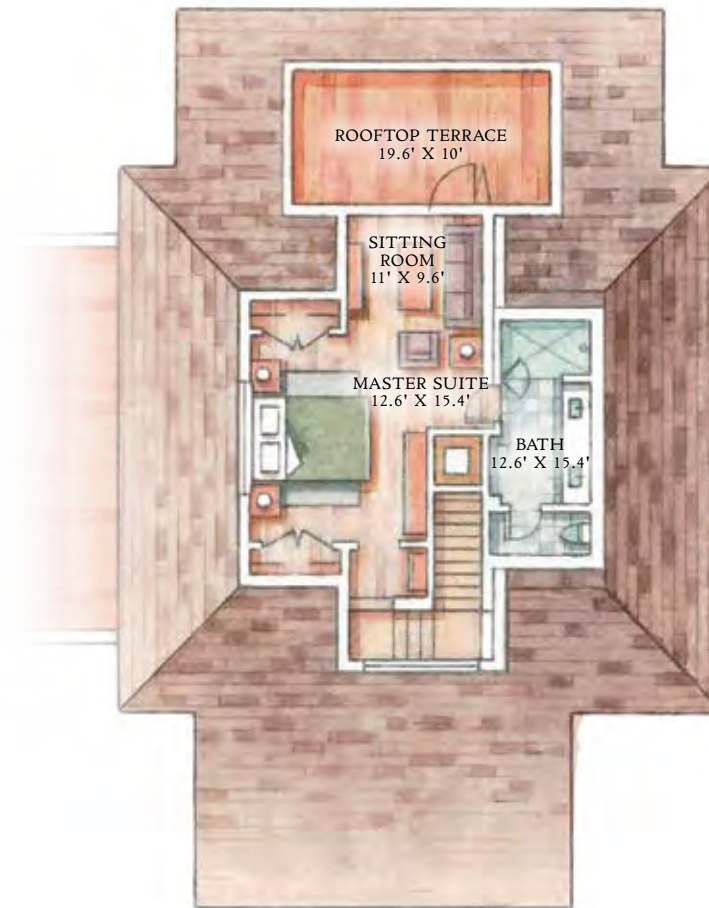
- Private Entry on Second Floor
- Open Floor Plan with Great Room
- Chef's Kitchen with Island Seating
- Attic Story Master Suite with Sitting Room, Generous Bathroom and Rooftop Terrace
- Two Guest Bedrooms with En-Suite Bathrooms
- Laundry Room with Utility
- Sink/Pantry with Built-in Storage
- High-Impact 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	\$6,000,000
VAT on Sales Price (5%)	\$300,000
Attorney Fee (0.5% of Purchase Price)	\$30,000
VAT on Attorney Fee (10%)	\$3,000
Club Membership Initiation	\$250,000
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Total Initial Costs	\$6,583,000
2025 Club Dues (prorated)	\$93,000
2025 Association Dues (prorated)	\$57,000
2025 Homeowners' Association Dues (prorated)	\$42,200
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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](mailto:info@bakersbayclub.com) | [bakersbayclub.com](http://bakersbayclub.com)