

# Sunset Pier Flat #8



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





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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

SIPSIP

Plant Nursery  
& Orchard

ATLANTIC CLUB

ATLANTIC CLUB COTTAGES



**BAKER'S BAY MARINA VILLAGE**

- 109 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

BAKER'S BAY  
ESTATE LOTS

**GOLF COURSE**

- Practice Range
- Short Game Area
- Pro Shop

Sea of Abaco

BAKER'S BAY

Sunset Pier 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

ATLANTIC FLATS

ATLANTIC BEACH

MARINA VILLAGE POOL

SUNRISE BEACH COTTAGES

SUNRISE BEACH FLATS

SHELL ISLAND

FOR 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  
innouso bellegrade*



## Sunset Pier Flat #8

The Sunset Pier Flats are located on a private stretch of white sand beach along the Sea of Abaco within Baker's most desirable areas, Sunset Park. One of five first story, 2-bedroom flats within the enclave, Sunset Pier Flat #8 is a newly renovated, 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 calm Sea of Abaco and Marina entrance. Beyond the pool just outside your front door, this home is within walking distance of all the new amenities in Sunset Park, including pickleball & tennis courts, a playground, and the much-loved comfort station 'Jelly Beans'.

Bedrooms	2
Bathrooms	2.5
Size	1,740 SF
Furnished	Yes
Views	Marina / Sea of Abaco







## Cost Breakdown

Sunset Pier Flat #8	\$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
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Total Initial Costs	\$7,110,750
2023 Club Dues (prorated)	\$76,500
2023 Condo Association Dues (prorated)	\$45,000
2023 Homeowners' Association Dues (prorated)	\$36,500
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2023 Total Annual Costs	\$158,000





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)