

"The Beach Tree" | Marina Village B1-4





Baker's Bay
GOLF & OCEAN CLUB

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
- Coconuts Kid's Club

BEACH
CLUB COTTAGES

Casamigos
Bar

ATLANTIC CLUB

ATLANTIC CLUB COTTAGES

BAKER'S BAY
ESTATE LOTS

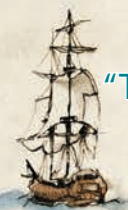
GOLF COURSE

- Practice Range
- Short Game Area
- Pro Shop

Sea of Abaco

BAKER'S BAY

ATLANTIC COAST HOMES



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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

ATLANTIC FLATS

ATLANTIC BEACH

MARINA VILLAGE POOL

SUNRISE BEACH COTTAGES

SUNRISE BEACH FLATS

SUNSET PIER FLATS

BOARDWALK

MANGROVE PRESERVE

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

SHELL ISLAND

FOR PRESERVATION STUDY
JOE'S CREEK
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 Bonnaventure
innousobellegradre



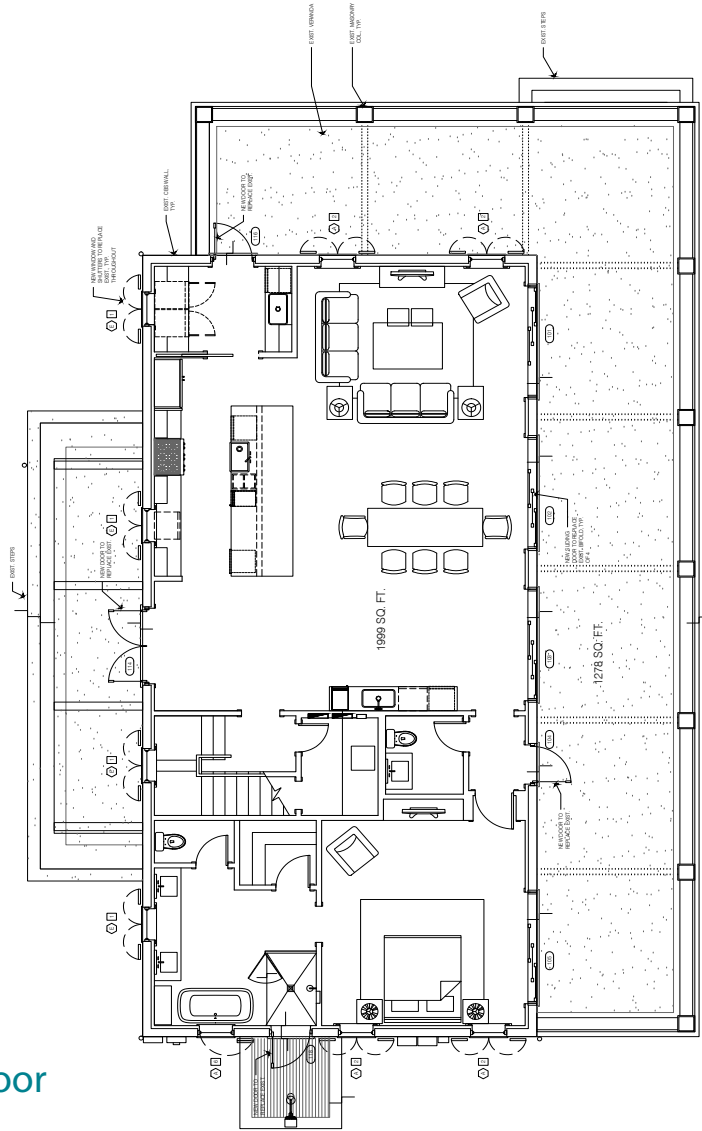
“The Beach Tree” is the epitome of island living.

Tucked further back on this expansive beachfront property, this exceptional estate home offers an unparalleled sense of privacy along one of the most tranquil and relaxing stretches of beach on the island. Designed with larger families in mind, this beautifully appointed 5-bedroom residence is the perfect private retreat for those seeking their own piece of paradise. Ideally located, “The Beach Tree” is just steps from The Marina Village and only a short golf cart ride to the exciting new East Village amenities, offering the perfect balance of peaceful seclusion and convenient access to dining, shopping, and island experiences.

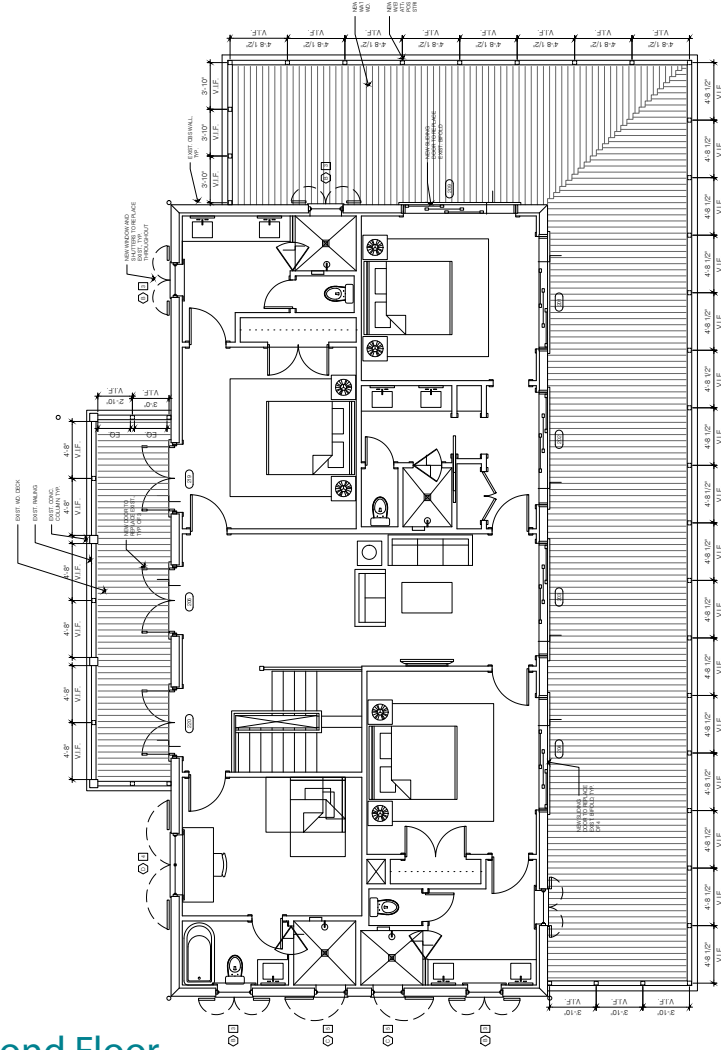
Bed/Bath	5 bed/5.5 bath
AC SF	4,000 sf
Land Area	21,485 sf 0.49 acres
Ocean Frontage	109'
Depth of Lot	205'
Views	Sunrise Atlantic Ocean



"The Beach Tree" Floor Plan

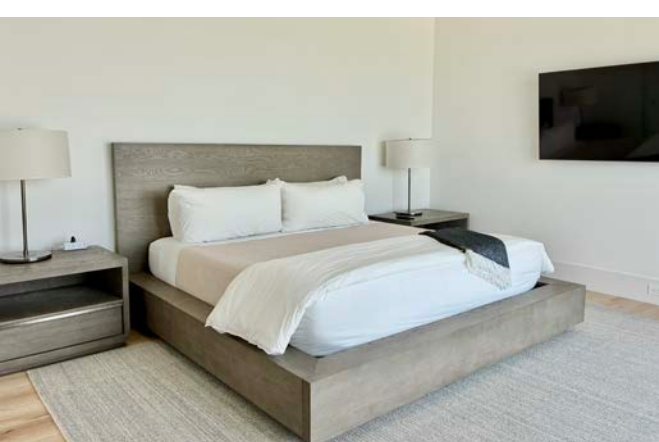
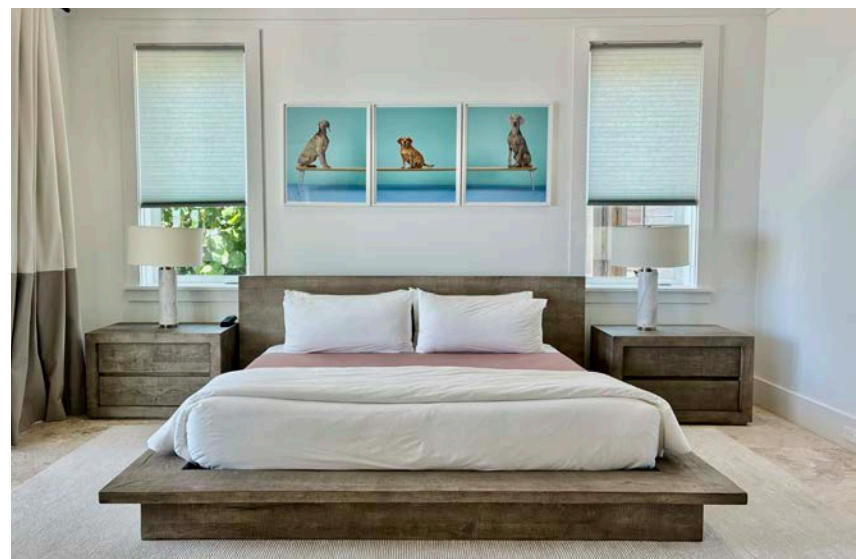
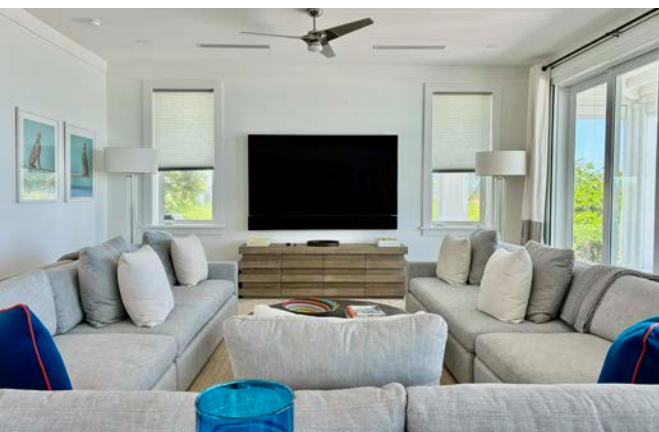


First Floor



Second Floor

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Cost Breakdown

“The Beach Tree” Marina Village B1-4	\$14,000,000
VAT on Sales Price (5%)	\$700,000
Attorney Fee (0.5% of Purchase Price)	\$70,000
VAT on Attorney Fee (10%)	\$7,000
Club Membership Initiation (70% equity)	\$750,000
Total Initial Costs	\$15,527,000
Proposed 2026 Club Dues (prorated)	\$95,400
Proposed 2026 HOA Dues (prorated)	\$43,260
Proposed 2026 Total Annual Costs	\$138,660*

*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