



Baker's Bay
GOLF & OCEAN CLUB

"Three Gulls" | Marina Island Home #18





Baker's Bay
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

WHALE'S TAIL
ESTATE LOTS

ATLANTIC
OCEAN

SIP SIP

Plant Nursery
& Orchard

ATLANTIC CLUB

ATLANTIC CLUB COTTAGES

ATLANTIC COAST HOMES

BAKER'S BAY
ESTATE LOTS

GOLF COURSE

- Practice Range
- Short Game Area
- Pro Shop

Sea of Abaco

BAKER'S BAY

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

ATLANTIC FLATS

MARINA VILLAGE POOL

SUNRISE BEACH COTTAGES

SUNRISE BEACH FLATS

SUNSET PARK

- Ball Fields
- Batting Cage
- Sport Court
- Outdoor Pursuits
- 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

"Three Gulls"

SUNSET PIER FLATS

MANGROVE NURSERY

MARINA VILLAGE POOL

SUNRISE BEACH COTTAGES

SUNRISE BEACH FLATS

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

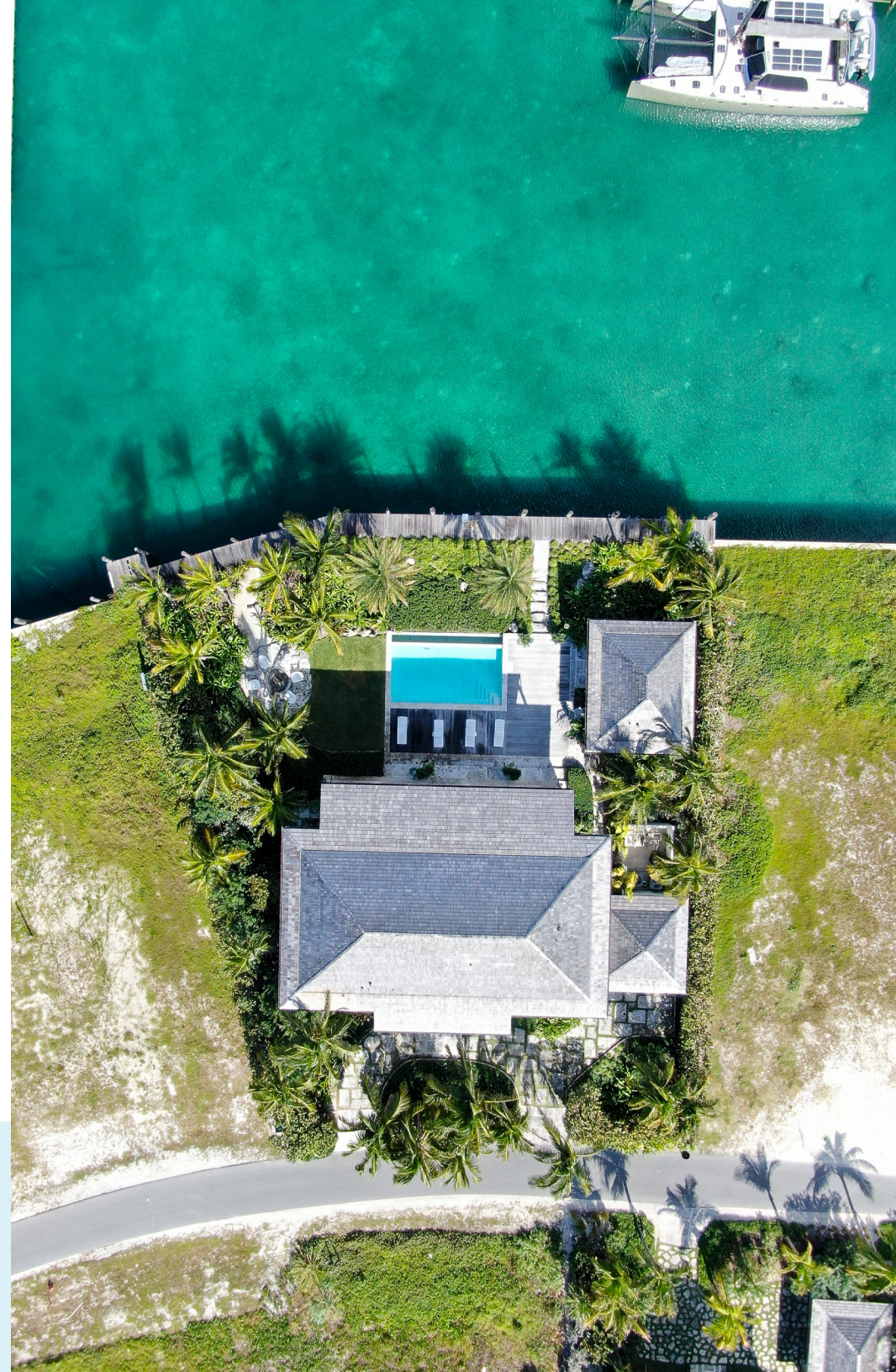
SETTLEMENT

*via Bonnaventure
innouso bellegrade*



“Three Gulls” is the perfect island oasis. The 4 bedroom main house and one bedroom guest, is the ideal family home away from home. Each room has it’s own ensuite bathroom and views of either the Marina or Mangrove Preserve. The 140’ of dock frontage ensures that all water toys, large or small, are just a few steps away and easily accessible. The home is situated in the Marina Island Neighborhood and as such is just a short walk or drive away from the new and coming East Village amenities as well as the Marina Village. The Golf Course and Beach Club are also just a short golf cart drive away

Bed/Bath	5 bed/5.5 bath
A/C SQ	4,600 sf
Porches /Balconies	1,577 sf
Land Area	16,861 sf .39 acres
Dock length	140’
Views	Marina Marina Village



"Three Gulls" Floor Plan

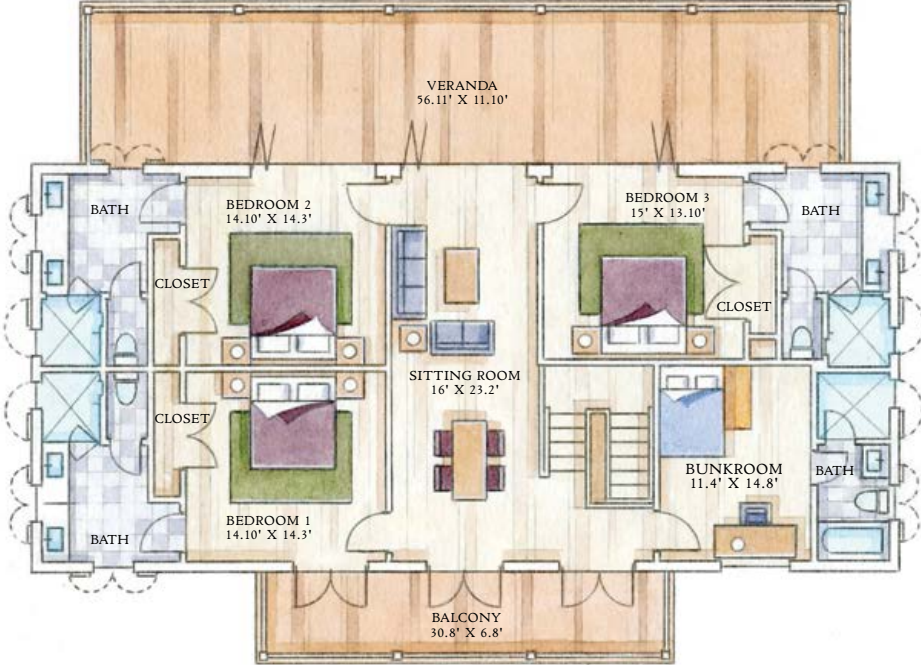
MARDI GRAS HOUSE



FIRST FLOOR

Three Gulls Floor Plan

MARDI GRAS HOUSE



AREA	SQ. FT.
Air Conditioned	3,998
Porches / Balconies	1,577
Total	5,575

SECOND FLOOR





Cost Breakdown

“Three Gulls” Marina Island Home #18	\$14,500,000
VAT on Sales Price (5%)	\$725,000
Attorney Fee (0.5% of Purchase Price)	\$72,500
VAT on Attorney Fee (10%)	\$7,250
Club Membership Initiation	\$250,000
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Total Initial Costs	\$15,554,750
2023 Club Dues (prorated)	\$76,500
2023 Homeowners’ Association Dues (prorated)	\$36,500
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2023 Total Annual Costs	\$113,000





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 | bakersbayclub.com