

“Top Shelf” | East Village Harbour Cottage #1





Baker's Bay
GOLF & OCEAN CLUB

GUMELEMI CAY
PRIVATE ISLAND ESTATE

CHAPEL
POINT

SPA COTTAGES

SPA BUNGALOWS

WHALE'S TAIL
ESTATE LOTS

ATLANTIC
OCEAN

SIP SIP

Plant Nursery
& Orchard

ATLANTIC CLUB COTTAGES
(PHASE 2)

ATLANTIC CLUB

• Dining Pavilion
• Bunker's Bar

ATLANTIC CLUB COTTAGES

ATLANTIC COAST HOMES

PHASE 2
ATLANTIC
COAST HOMES

BAKER'S BAY MARINA VILLAGE

- 165 Slip Marina
- Marina Club & Inn
- Marina Village Residences & Boat Houses
- Conch Shack Bar & Grill
- The Market & Post Office
- Plant Nursery & Orchard

"Top Shelf"

- Security, Concierge & Residential Services
- Sales Office

EAST
VILLAGE

- Dockside Bar and Grill
- Fitness Center
- Pool
- Zipline
- Waterslide

SUNRISE BEACH
FLATS

SUNRISE BEACH
COTTAGES

MARINA
VILLAGE
POOL

Fitness
Center

SEA PORT

- Sea Plane Docks & Ramp
- Fueling Pier
- Customs & Immigration

Marsh
Harbour

DIAMOND
POINT

F&P
PRESERVATION
STUDY
JOE'S CREEK
SAND FLATS

SUNSET PIER
FLATS

Hydroponic Garden
• Chefs Outdoor
Kitchen Pavilion
• Fruit Orchard
• Pickle Ball
• Tennis Courts
• Trampolines
• Climbing Wall
• New Toddler Play Area
• Putt Putt Mini Golf

SUNSET PARK

- Ball Fields
- Batting Cage
- Sport Court
- Outdoor Pursuits
Docks
- Bocce Ball &
Horse Shoes
- Ropes Course
- Jelly Beans
- Pirate's Playground

BAKER'S BAY
ESTATE LOTS

Sea of Abaco

GOLF
COURSE

- Practice Range
- Short Game Area
- Pro Shop

BEACH
CLUB COTTAGES

BEACH CLUB

- Main Family Pool
- Spa & Fitness
- Lap Pool
- Locker Rooms
- Whale's Tail Ocean Front Dining
- Palapa Beach Bar & Grill
- Great Lawn
- Coconut's Kid's Club
- Kid's Diner
- Theater
- Game Room
- Marine Science Classroom

Notes

SHELL
ISLAND



Baker's Bay
GOLF & OCEAN CLUB

GREAT GUANA CAY
ABACO, THE BAHAMAS
TEL (934) 236-9361

WWW.BAKERSBAYCLUB.COM

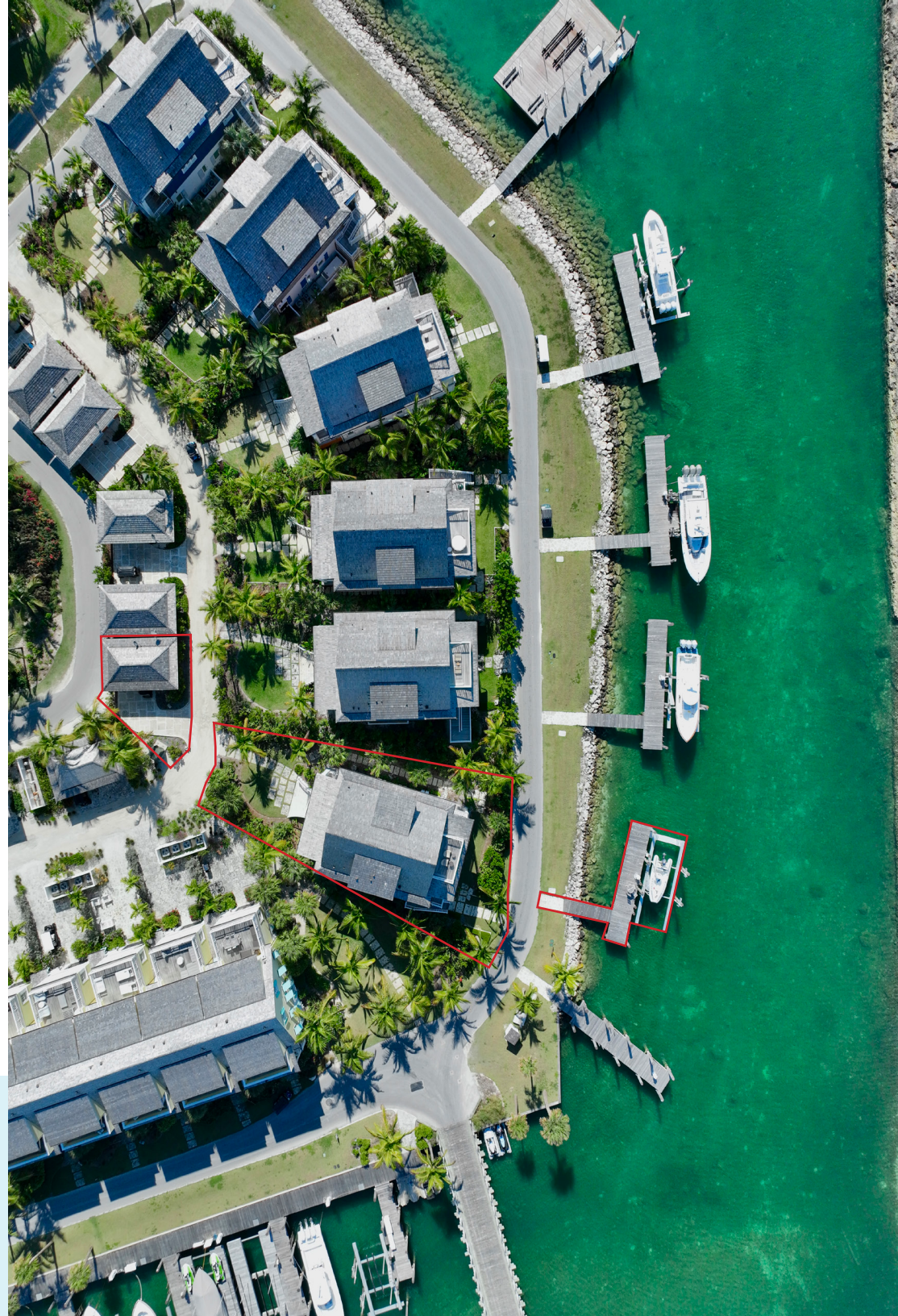
*na & Bonnaventure
nnousobellegrade*



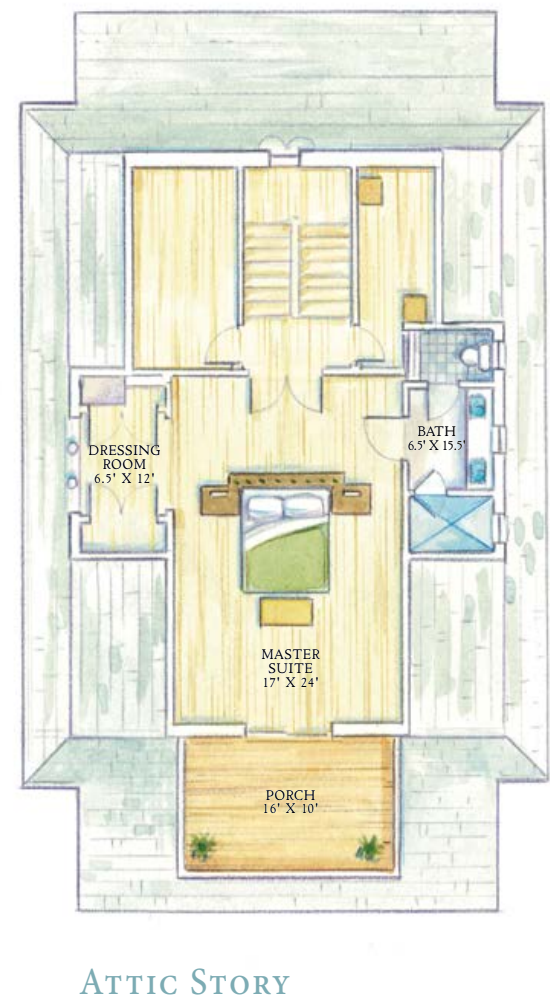
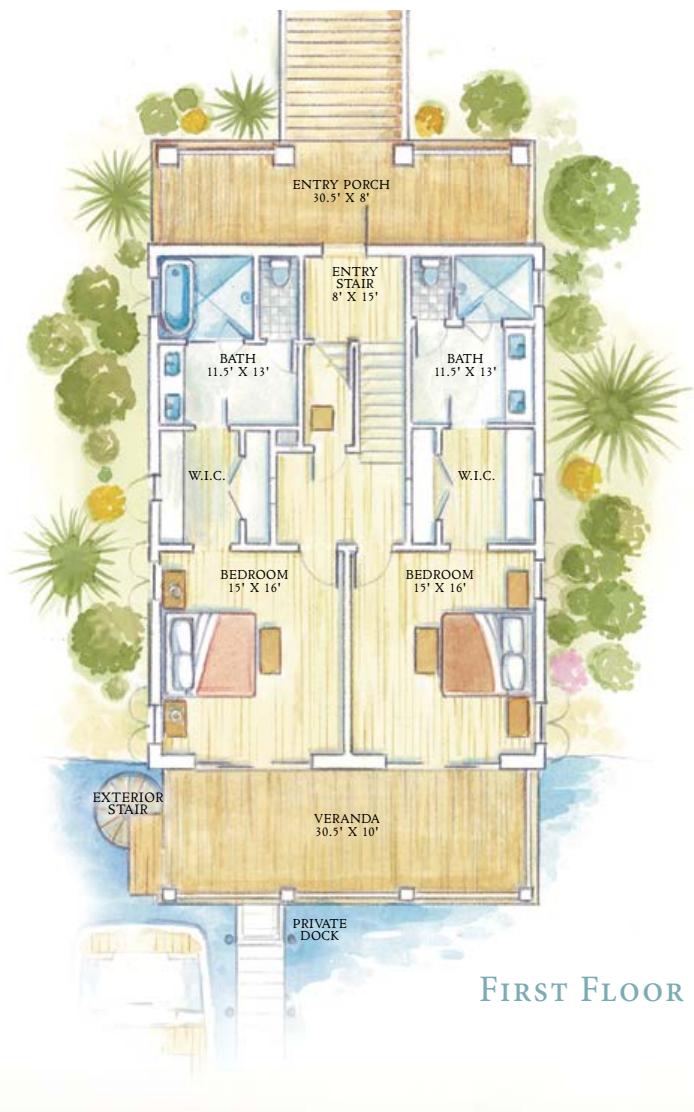
SETTLEMENT

“Top Shelf” is every boater’s dream come true. The upside down floor plan, not only guarantees unobstructed, spectacular views of our mangrove nature preserve and the Sea of Abaco, but also of the conveniently located East Village amenities. Proximity to the 50’ slip allows for spontaneous water adventures of all kinds. Expansive verandas allow for the perfect mix of indoor and outdoor living. Two guest suites with en-suites bathrooms are located on the first floor. On the second floor, the open kitchen floor plan is ideal for hosting long with a den that can be converted into an additional bedroom or left as a TV room. The third floor master suite with a walk-in closet, a rooftop terrace, and a spacious bathroom ensures a little extra privacy, even with a fully occupied home.

Land Area	7,554 sf .17 acres
Bedroom/Bathroom	3/4
A/C SF:	3,560 sf
Dock Slip	50’ with 30,000 lift
Depth of Lot	120’



"Top Shelf" Floor Plan







Cost Breakdown

Cost Breakdown

"Top Shelf" East Village Harbour Cottage #1	\$8,750,000
VAT on Sales Price (5%)	\$437,500
Attorney Fee (0.5% of Purchase Price)	\$43,750
VAT on Attorney Fee (10%)	\$4,375
Club Membership Initiation	\$250,000
Total Initial Costs	\$9,485,625

2025 Club Dues (prorated)	\$93,000
2025 Homeowners' Association Dues (prorated)	\$42,000
2025 Total Annual Costs	\$135,000*

*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