



Baker's Bay
GOLF & OCEAN CLUB

Tres Amigos | Boathouse #2





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



BAKER'S BAY MARINA VILLAGE

- 105 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

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BAKER'S BAY

ATLANTIC COAST HOMES

ATLANTIC 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

ATLANTIC BEACH

SUNRISE BEACH COTTAGES

SUNRISE BEACH FLATS

MANGROVE PRESERVE

FOR PRESERVATION STUDY

JOES CREEK

SAND FLATS

EAST VILLAGE

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

SEA PORT

- Sea Plane Ramp
- Fueling Pier
- Customs & Immigration

DIAMOND POINT

Marsh Harbour

SETTLEMENT

*via Bonnaventure
innouso bellegrade*



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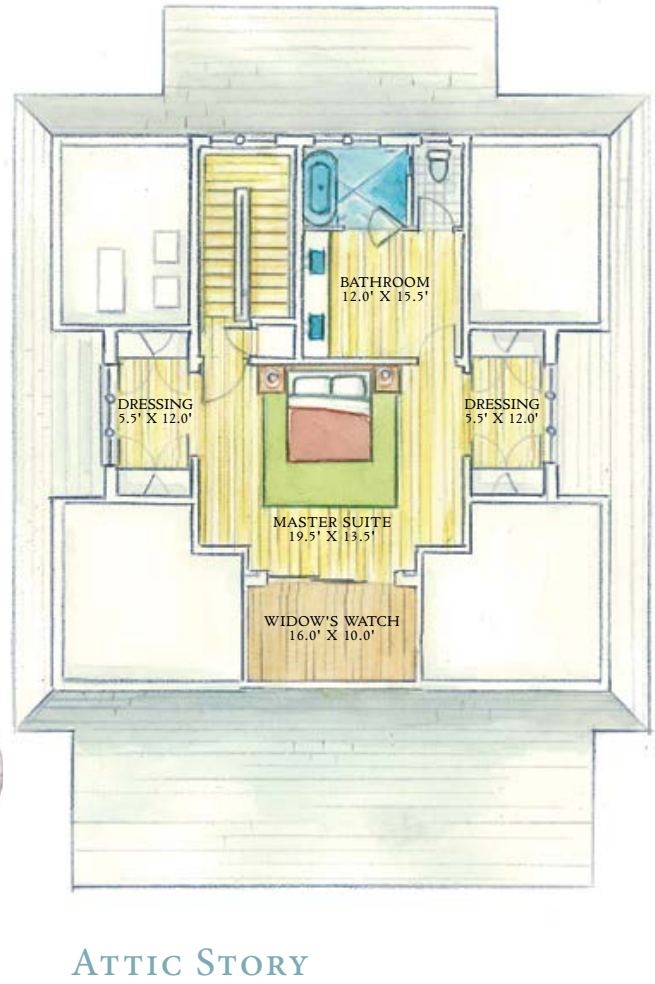
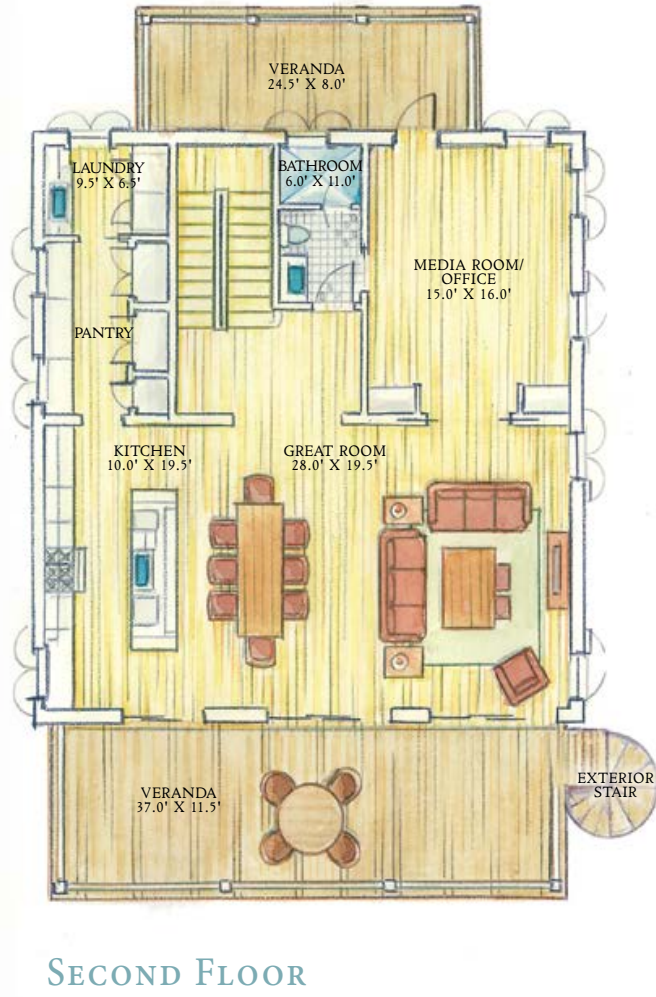
“Tres Amigos” is every boater’s dream come true.

The marina boathouses are one of the most unique and sought after residential options at Baker’s Bay. Set on the northern edge of the marina, this 3-story, 4-bedroom Boathouse offers panoramic views of the Marina Village, Conch Shack, and Sea of Abaco. A 3rd floor master suite is removed from the 1st floor guest bedrooms, perfect for 8 guests. The feature design is undoubtedly the private 50’ dock right outside the back door, making this every boater’s dream home.

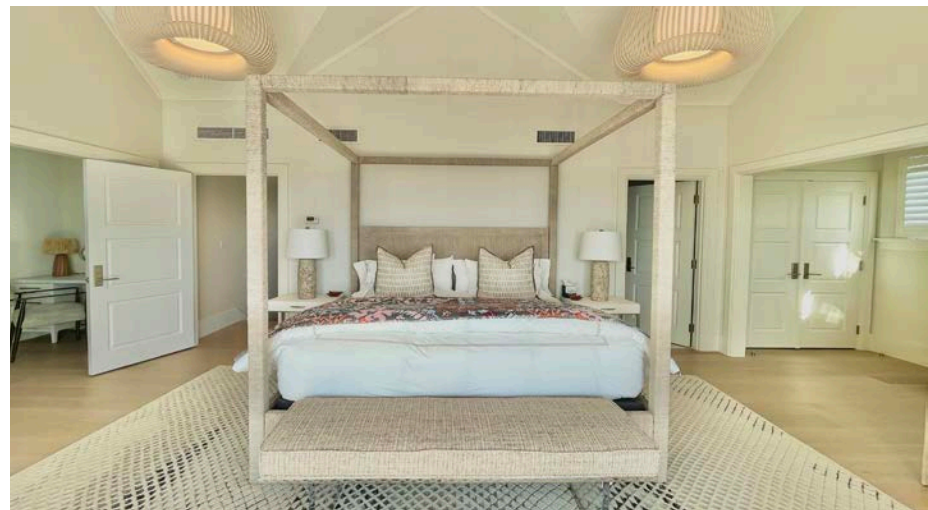
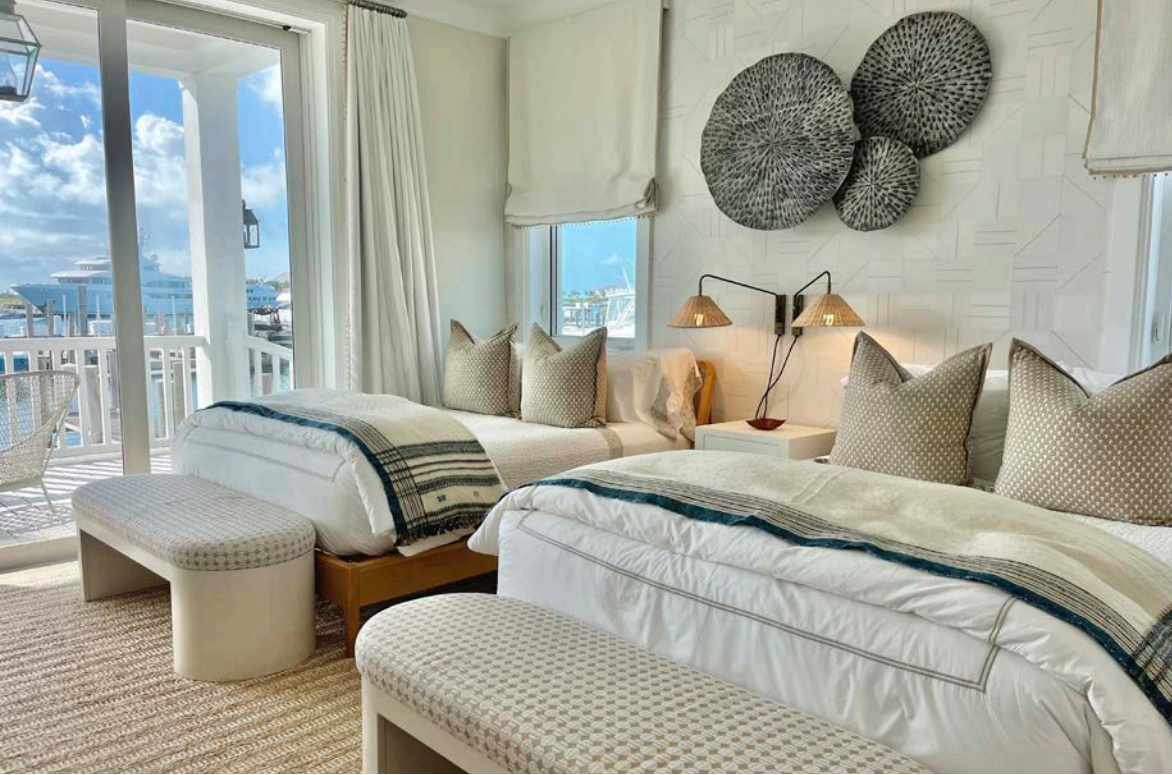
Bed/Bath	4 bed/5 bath
A/C SQ	3,989 sf
Porches /Balconies	943 sf
Land Area	7,313 sf .17 acres
Dock length	50’
Views	Marina & Sea of Abaco



Boathouse #2 Floor Plan







Cost Breakdown

Tres Amigos Boathouse #2	\$11,500,000
VAT on Sales Price (5%)	\$575,000
Attorney Fee (0.5% of Purchase Price)	\$57,500
VAT on Attorney Fee (10%)	\$5,750
Club Membership Initiation	\$250,000
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Total Initial Costs	\$12,388,250
2024 Club Dues (prorated)	\$84,185
2024 HOA Dues (prorated)	\$40,200
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2024 Total Annual Costs	\$124,385





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