



Baker's Bay
GOLF & OCEAN CLUB

'True North' | Whale's Tail Lot #73



GUMELEMI CAY PRIVATE ISLAND ESTATE



CHAPEL POINT

SPA COTTAGES

'True North' Whale's Tail Estate #73
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



BAKER'S BAY MARINA VILLAGE

- 165 Slip Marina
- Marina Club & Inn
- Marina Village Residences & Boat Houses
- Conch Shack Bar & Grille
- The Market & Post Office
- Blu Boutique & Other Shops
- Medical Office
- Marina Fitness & Pool
- Marina, Member & Residential Services
- Sales Office

BEACH CLUB

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

BEACH CLUB COTTAGES

Casamigos Bar

BAKER'S BAY ESTATE LOTS

GOLF COURSE

- Practice Range
- Short Game Area
- Pro Shop

BAKER'S BAY

Sea of Abaco

SUNSET PARK

- Ball Fields
- Batting Cage
- Sport Court
- Outdoor Pursuits Docks
- Bocce Ball & Horse Shoes
- Ropes Course
- Jelly Beans
- Pirate's Playground
- Hydroponic Garden
- Chefs Outdoor Kitchen Pavillion
- Fruit Orchard
- Pickle Ball
- Tennis Courts
- Trampolines
- Climbing Wall
- New Toddler Play Area
- Putt Putt Mini Golf

PHASE 2 ATLANTIC COAST HOMES

ATLANTIC BEACH

MARINA VILLAGE POOL

SUNRISE BEACH COTTAGES

EAST VILLAGE
• Dockside Bar and Grill
• Fitness Center
• Pool
• Zipline
• Waterslide

SUNSET PIER FLATS

MANGROVE PRESERVE

SUNRISE BEACH FLATS

FOR PRESERVATION + STUDY

JOE'S CREEK

SAND FLATS

Fitness Center

DIAMOND POINT

Marsh Harbour

SEA PORT

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

SETTLEMENT

Notes

SHELL ISLAND



Baker's Bay GOLF & OCEAN CLUB

GREAT GUANA CAY
ABACO, THE BAHAMAS
TEL (954) 256-9561

WWW.BAKERSBAYCLUB.COM

*via Bonnaventure
innouvobellegrade*



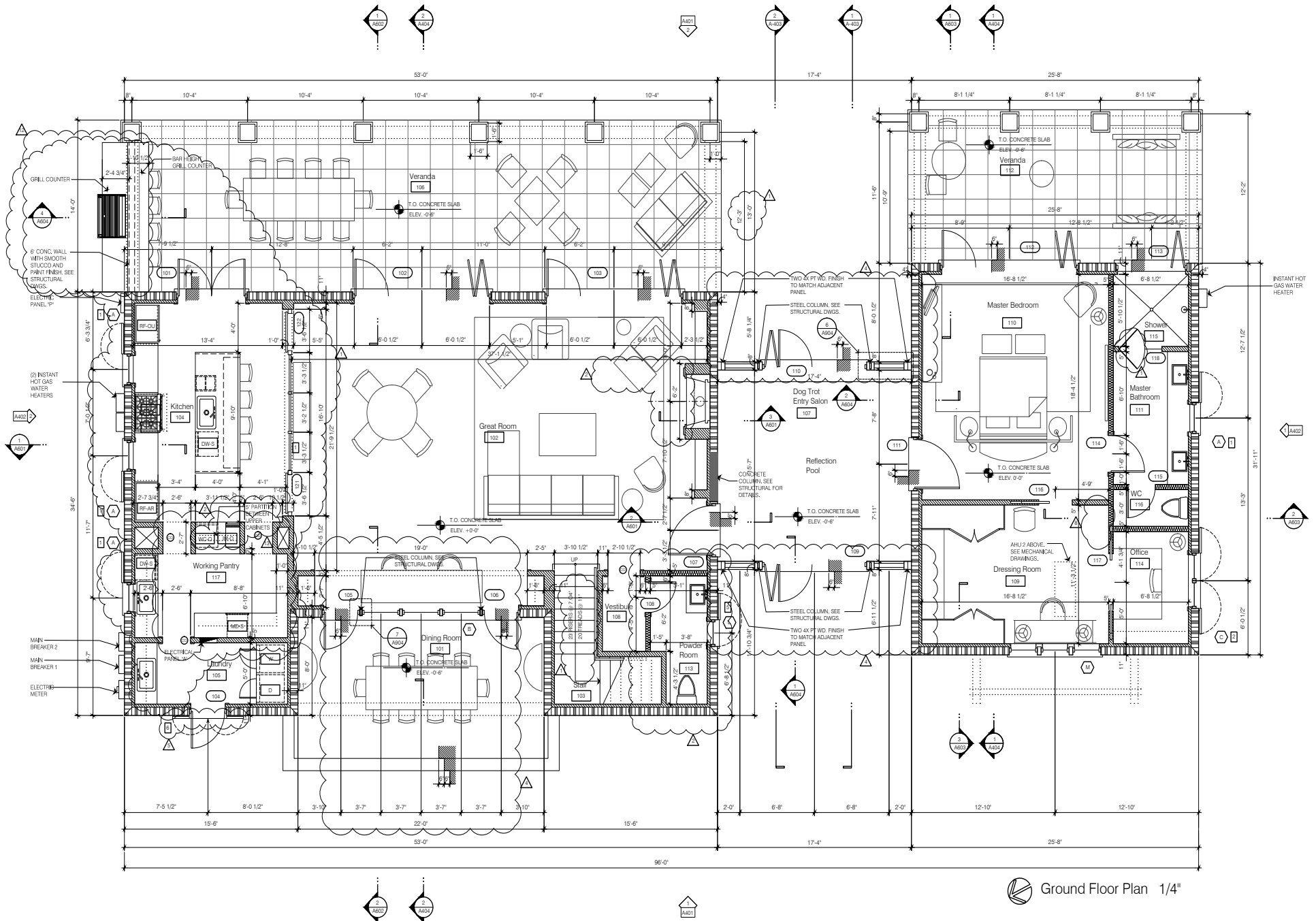
'TRUE NORTH' IS THE EPITOME OF ISLAND LIVING

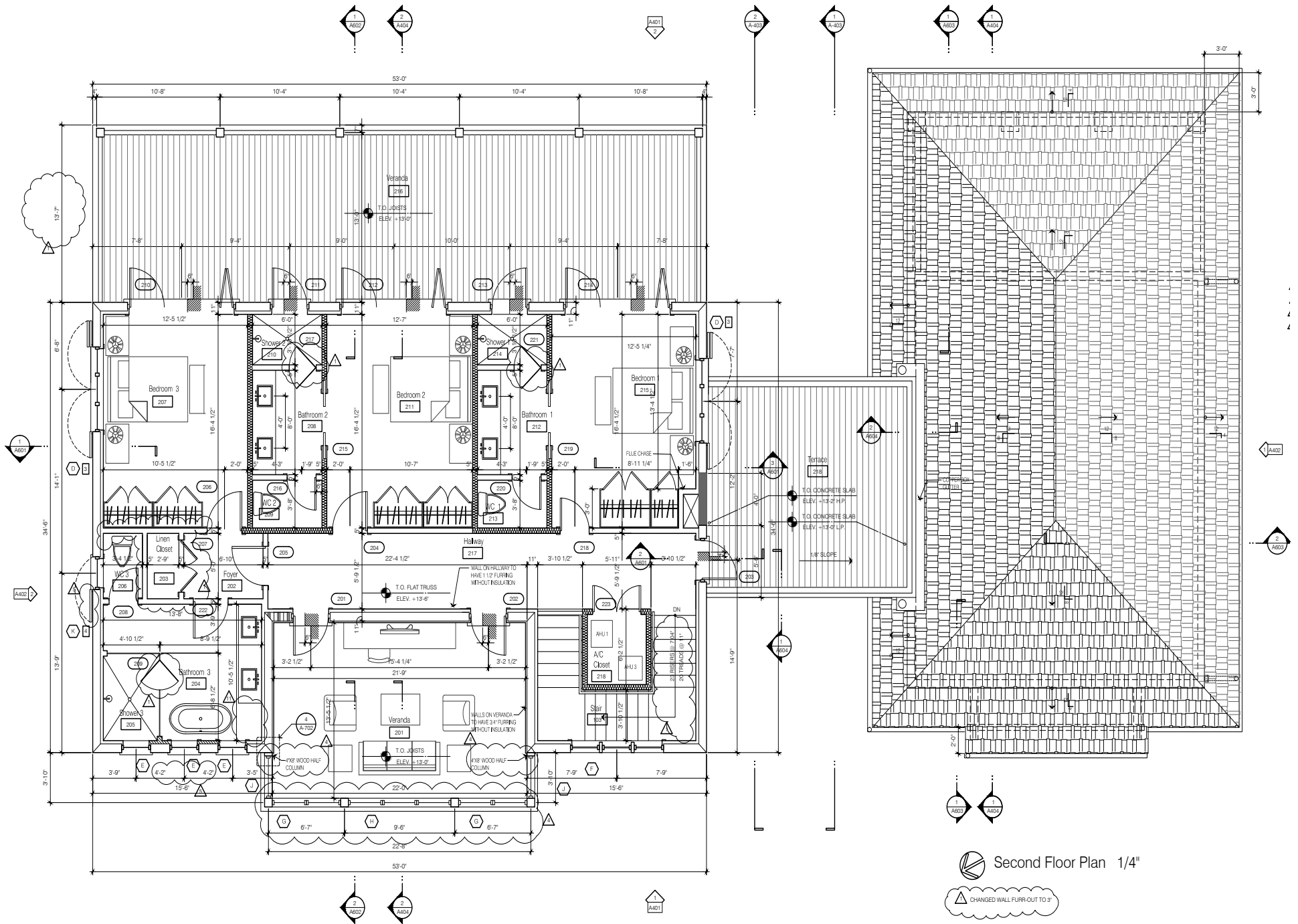
The 3 bedroom main house and one bedroom detached master is the ideal family home away from home. Each room has it's own en-suite bathroom and views of the Atlantic Ocean. This home includes a large backyard pool, a spacious media room on the second floor, and a second story balcony to show off the incredible beach that is just steps away. The home is situated on the very private area of the Whale's Tail and, as such, is just a short walk or drive away from The Beach Club restaurants and fitness amenities.

Bed/Bath	4 bed/4.5 bath
A/C Square Footage	4,600 sq ft
Porches & Balconies	1,538 sq ft
Land Area	45,694 sq ft/ 1.049 acres
Beach Frontage	116'
Depth of Lot	354'
Views	Atlantic Ocean



True North Floor Plan





Second Floor Plan 1/4"

CHANGED WALL FURR-OUT TO 3"

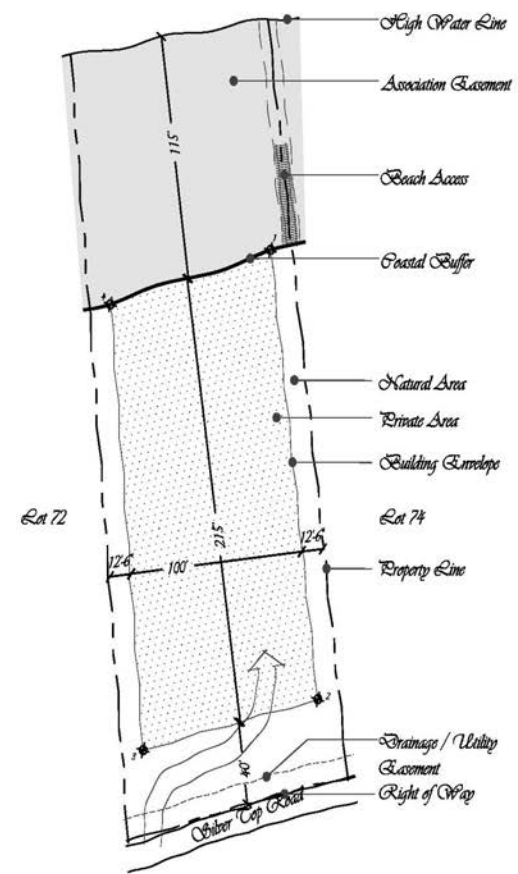


Loggerhead Channel

FINAL DRAFT



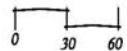
Dune Estate Lot 73



Legend

	Natural Area		Right of Way Reservation
	Secondary Private Area		Lot Boundary / Property Line
	Private Area		Building Envelope Boundary
	Transition Area		Coastal Buffer and Property Line
	Association Easement		High Water Line
	Drainage/Utility Easement		Private Area Stake Location and Number
	Access Easement		

February 13, 2008
August 15, 2006



Lot Area: 45,716 SF±
Private Area: 21,466 SF±
Total Depth of Lot: 370' ±

SEE DISCLAIMER ON THE BACK OF THIS PAGE Max Irrigated Area/Quantity: 14,453 SF± / 1,158 GPD

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GOLF & OCEAN CLUB





Cost Breakdown

True North Lot #73	\$23,000,000
VAT on Sales Price (5%)	\$1,150,000
Attorney Fee (0.5% of Purchase Price)	\$115,000
VAT on Attorney Fee (10%)	\$11,500
Club Membership Initiation	\$250,000
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Total Initial Costs	\$24,526,500
2023 Club Dues (prorated)	\$76,500
2023 HOA 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