

"Twice Baked" | Marina Island Lot #29



GUMLEMI 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

BAKER'S BAY MARINA VILLAGE

- 165 Slip Marina
- Marina Club & Inn
- Marina Village Residences & Boat Houses
- Conch Shack Bar & Grille
- Market & Post Office
- Bin 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
- Coconut's Kid's Club
- Kid's Diner
- Theater
- Game Room
- Marine Science Classroom

BEACH CLUB COTTAGES

BAKER'S BAY
ESTATE LOTS

GOLF COURSE

- Practice Range
- Short Game Area
- Pro Shop

BAKER'S BAY

Sea of Abaco

Notes

SHELL ISLAND

SUNSET PARK

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

SUNSET PIER FLATS

PHASE 2
"Twice Baked"
COAST HOMES

ATLANTIC BEACH

MARINA VILLAGE POOL

SUNRISE BEACH COTTAGES

EAST VILLAGE

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

SUNRISE BEACH FLATS

FOR PRESERVATION + STUDY

JOES CREEK

SAND FLATS

DIAMOND POINT

Marsh Harbour

SEA PORT

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

SETTLEMENT



“Twice Baked” is a boater’s dream realized, featuring a distinctive upside-down floor plan designed to capture sweeping, unobstructed views of the mangrove nature preserve and the Sea of Abaco while also overlooking your boats and water toys below, making spontaneous days on the water effortless. Expansive verandas create a seamless blend of indoor and outdoor living, ideal for relaxing or entertaining. While the first floor offers three guest suites, each with its own en-suite bath for comfort and privacy, the open-concept kitchen flows into a versatile den that can serve as a cozy TV room or be converted into an additional bedroom. The entire third-floor master suite provides a private retreat complete with twin walk-in closets, a spacious bathroom, and a rooftop terrace, ensuring peace and privacy even when the home is full.

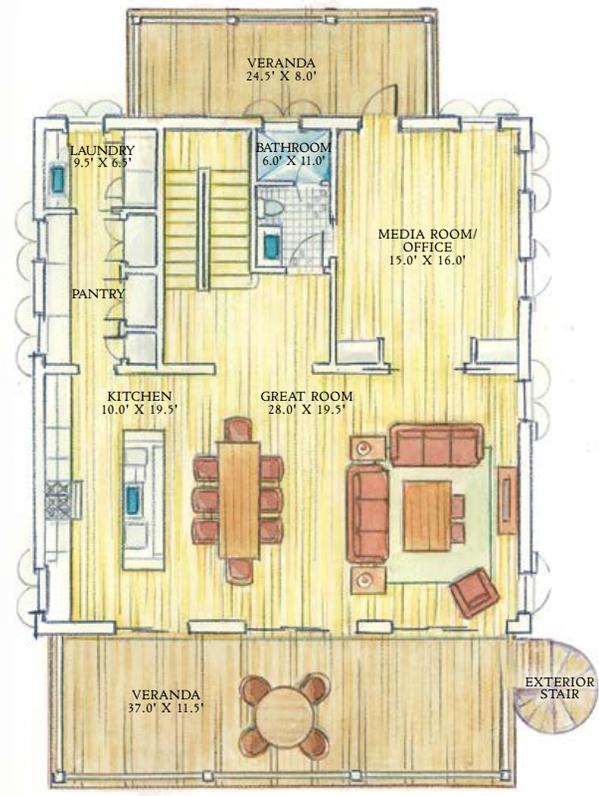
Land Area	9,097 sf .21 acres
Bedroom/Bathroom	4/5
A/C SF:	3,989
Dock Slip	50’ with lift
Depth of Lot	105’
Views	Sunrise Sea of Abaco



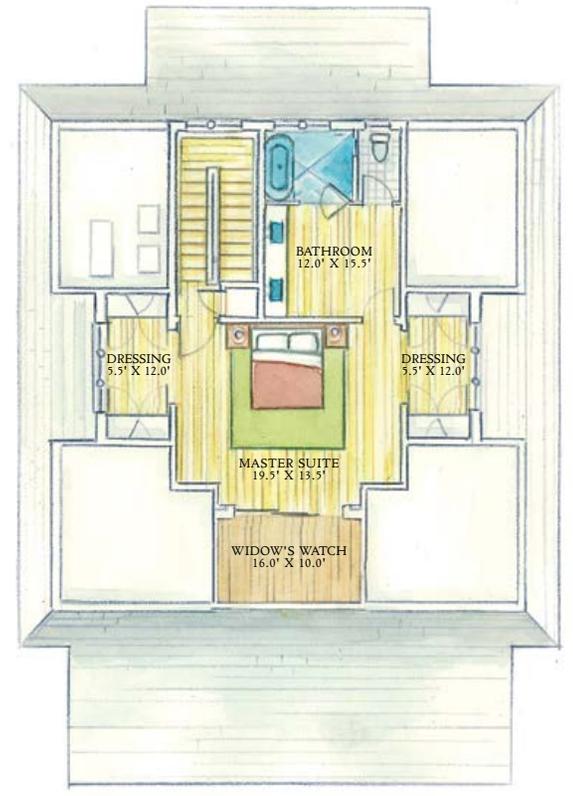
"Twice Baked" Floor Plan



FIRST FLOOR



SECOND FLOOR



ATTIC STORY





Cost Breakdown

“Twice Baked” Boathouse	\$10,100,000
VAT on Sales Price (5%)	\$505,000
Attorney Fee (0.5% of Purchase Price)	\$50,500
VAT on Attorney Fee (10%)	\$5,050
Club Membership Initiation	\$250,000
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Total Initial Costs	\$10,910,550

2026 Club Dues (prorated) \$95,400

2026 Homeowners’ Association Dues (prorated) \$43,260

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.

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