



Baker's Bay
GOLF & OCEAN CLUB

Twice Baked | Marina Island Boathouse #29





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

BAKER'S BAY
ESTATE LOTS

Sea of Abaco

GOLF COURSE

- Practice Range
- Short Game Area
- Pro Shop

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

ATLANTIC OCEAN

SIP SIP

Plant Nursery & Orchard

ATLANTIC CLUB

ATLANTIC CLUB COTTAGES

ATLANTIC COAST HOMES

BAKER'S BAY



ATLANTIC FLATS

BAKER'S BAY MARINA VILLAGE

- 109 Slip Marina
- Will's Island
- Marina Club & Inn
- Marina Village Residences & Boat Houses
- Conch Shack Bar & Grille
- The Market
- Blu Boutique
- Medical Office
- Marina Fitness & Pool
- Marina, Member & Residential Services
- Sales Office

MARINA VILLAGE POOL

SUNRISE BEACH COTTAGES

SUNRISE BEACH FLATS

SUNSET PIER FLATS

MANGROVE PRESERVE

Twice Baked

FOR PRESERVATION STUDY

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*



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“Twice Baked” 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 your boats and other water toys. Proximity to your boat allows for spontaneous water adventures of all kinds. Expansive verandas allow for the perfect mix of indoor and outdoor living. Three guest suites with en-suites bathrooms are located on the first floor. With the open kitchen floor plan leading into a den that can be converted into an additional bedroom or left as a TV room. The third floor master suite with twin walk-in closets, a rooftop terrace and a spacious bathroom, ensures a little extra privacy even with a fully occupied home.

Bed/Bath	4 bed/4.5 bath
A/C SQ	3,989sf
Porches /Balconies	943sf
Land Area	8,232 .19 acres
Marina Frontage	75'
Dock length	50'
Views	Mangrove Preserve Sea of Abaco



Twice Baked Floor Plan

BOATHOUSE



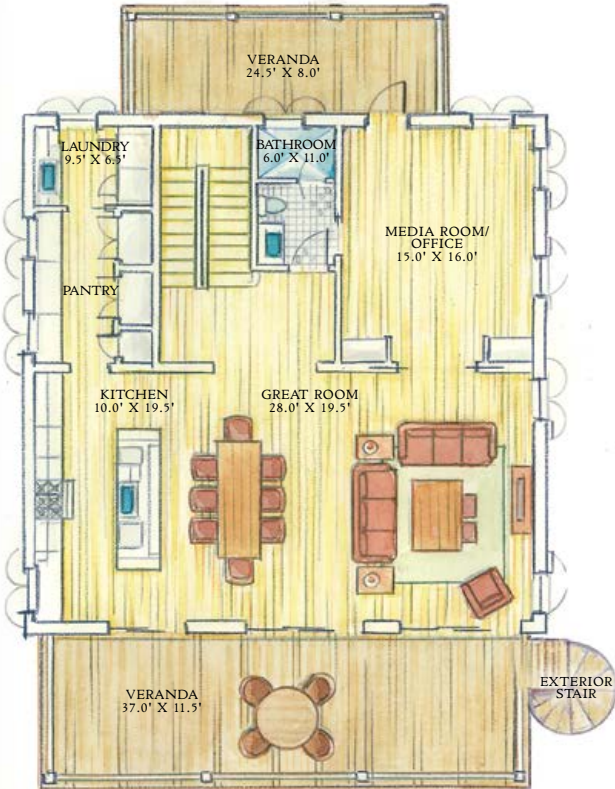
FEATURES

- Expansive Verandas on Both Levels
- Upside-Down Floor Plan
- Attic Story Master Suite with Twin Walk-in-Closets, Rooftop Terrace, Bathroom with Tub and Shower 'Wet Room'
- Three Guest Suites with En-Suite Bathrooms
- Convertible Office/ Den or Additional Bedroom
- Laundry with Utility Sink/ Butler's Pantry with Built-in Storage
- Open Floor Plan with Great Room
- Chef's Kitchen with Island Seating
- High Impact Mahogany Doors and Windows
- Exterior Staircase Provides Direct Access to a Private Dock From the Main Living Area

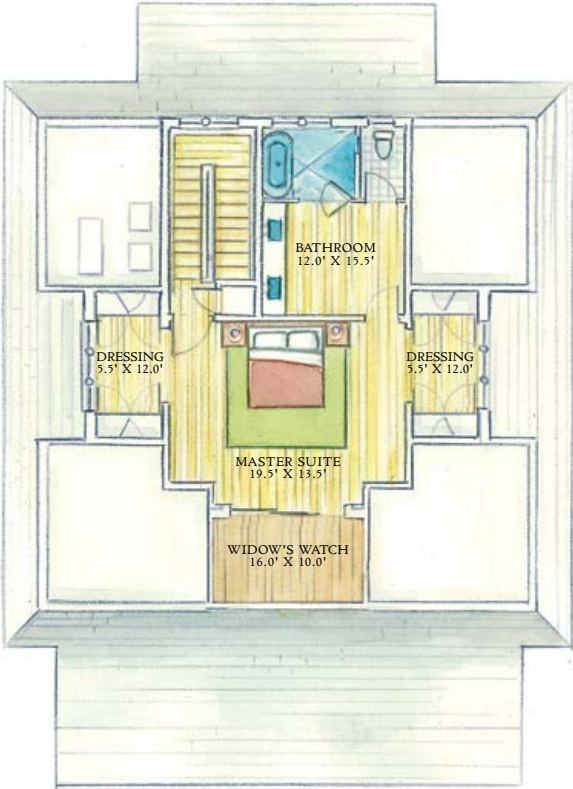


Twice Baked Floor Plan

BOATHOUSE



SECOND FLOOR



ATTIC STORY



AREA	SQ. FT.
Air Conditioned	3,989
Porches / Balconies	943
Total	4,932





Cost Breakdown

Twice Baked Marina Island Boathouse #29	\$11,000,000
VAT on Sales Price (5%)	\$550,000
Attorney Fee (0.5% of Purchase Price)	\$55,000
VAT on Attorney Fee (10%)	\$5,500
Club Membership Initiation	\$250,000
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Total Initial Costs	\$11,860,500
2022 Club Dues (prorated)	\$68,750
2022 Homeowners' Association Dues (prorated)	\$29,700
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2022 Total Annual Costs	\$98,450





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