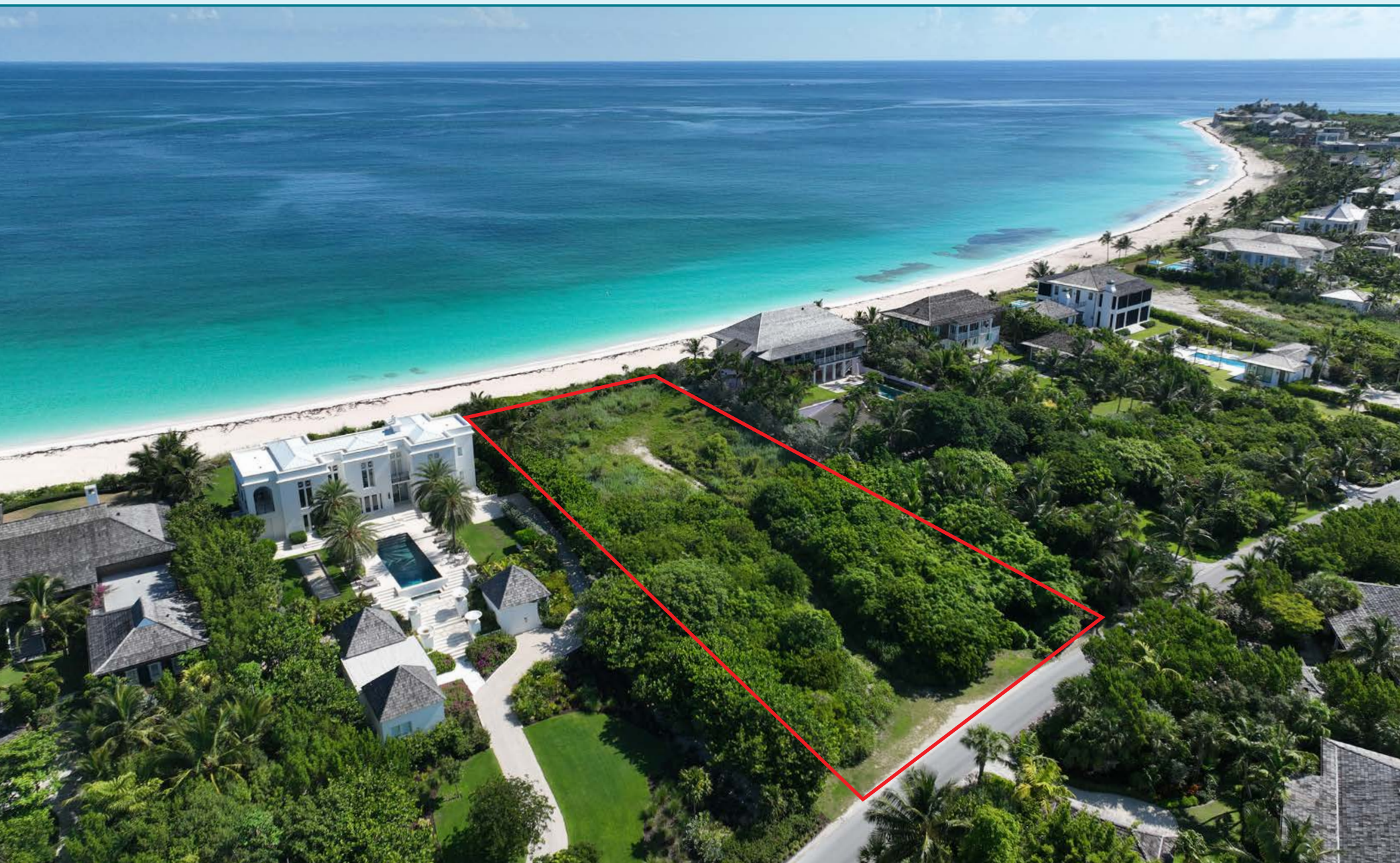


Whales Tail Lot #175





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

Lot #175

WHALE'S TAIL
ESTATE LOTS

ATLANTIC
OCEAN

SIP SIP

Plant Nursery
& Orchard

ATLANTIC CLUB

ATLANTIC CLUB COTTAGES

ATLANTIC
COAST HOMES

BAKER'S BAY
ESTATE LOTS

GOLF COURSE

- Practice Range
- Short Game Area
- Pro Shop

Sea of Abaco

BAKER'S BAY

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

MANGROVE
PRESERVE

ATLANTIC
FLATS

ATLANTIC
BEACH

MARINA
VILLAGE POOL

SUNRISE BEACH
COTTAGES

SUNRISE BEACH
FLATS

BAKER'S BAY MARINA VILLAGE

- 105 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

FOR
PRESERVATION
STUDY

SAND FLATS

DIAMOND
POINT

Marsh
Harbour

EAST
VILLAGE

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

SEA PORT

- Sea Plane Ramp
- Fueling Pier
- Customs & Immigration

SETTLEMENT

via Bonnaventure
innousobellegradre



Whale's Tail Homesite #175 is 1 acre of pristine beachfront property located on Whale's Tail. Perched on the high dunes, this premier homesite offers unbeatable northwestern views of the layered blue waters, where the calm Sea of Abaco meets the lively Atlantic Ocean. Homeowners will enjoy early morning sightings of dolphin pods and other marine life swimming along the shores while also enjoying sunset paddleboarding sessions along miles of sandy coastline. Preferred location near the family-friendly Beach Club makes this an ideal homesite to build your island estate.

Land Area	1.006 acres
Beach Frontage	118'
Depth of Lot	348'
Views	Sunset Atlantic Ocean



Cost Breakdown

Whale’s Tail Lot #175	\$8,650,000
VAT on Sales Price (5%)	\$432,500
Attorney Fee (0.5% of Purchase Price)	\$43,250
VAT on Attorney Fee (10%)	\$4,325
Club Membership Initiation	\$250,000
Total Initial Costs	\$9,380,075

2025 Club Dues (prorated)	\$93,000
2025 HOA 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