



Baker's Bay
GOLF & OCEAN CLUB

Whale's Tail Homesite #77





Baker's Bay
GOLF & OCEAN CLUB

Homesite #77

CHAPEL POINT

WHALE'S TAIL
ESTATE LOTS

ATLANTIC
OCEAN

SIP SIP

Plant Nursery
& Orchard

ATLANTIC CLUB

ATLANTIC CLUB COTTAGES

ATLANTIC COAST HOMES

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

ATLANTIC FLATS

ATLANTIC BEACH

MARINA VILLAGE POOL

SUNRISE BEACH COTTAGES

SUNRISE BEACH FLATS

SUNSET PIER FLATS

MANGROVE PRESERVE

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

Marsh Harbour

DIAMOND POINT

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

BEACH CLUB COTTAGES

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

GUMELEMI CAY
PRIVATE ISLAND ESTATE



SHELL ISLAND

*via Bonnaventure
innosobellegrade*



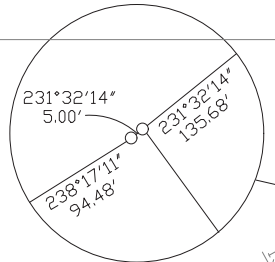
SETTLEMENT

Whale's Tail Homesite #77 sits on an acre of pristine beachfront property located on the north shore of Baker's Bay. Perched on the high dunes, this premier homesite offers unbeatable northern 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.

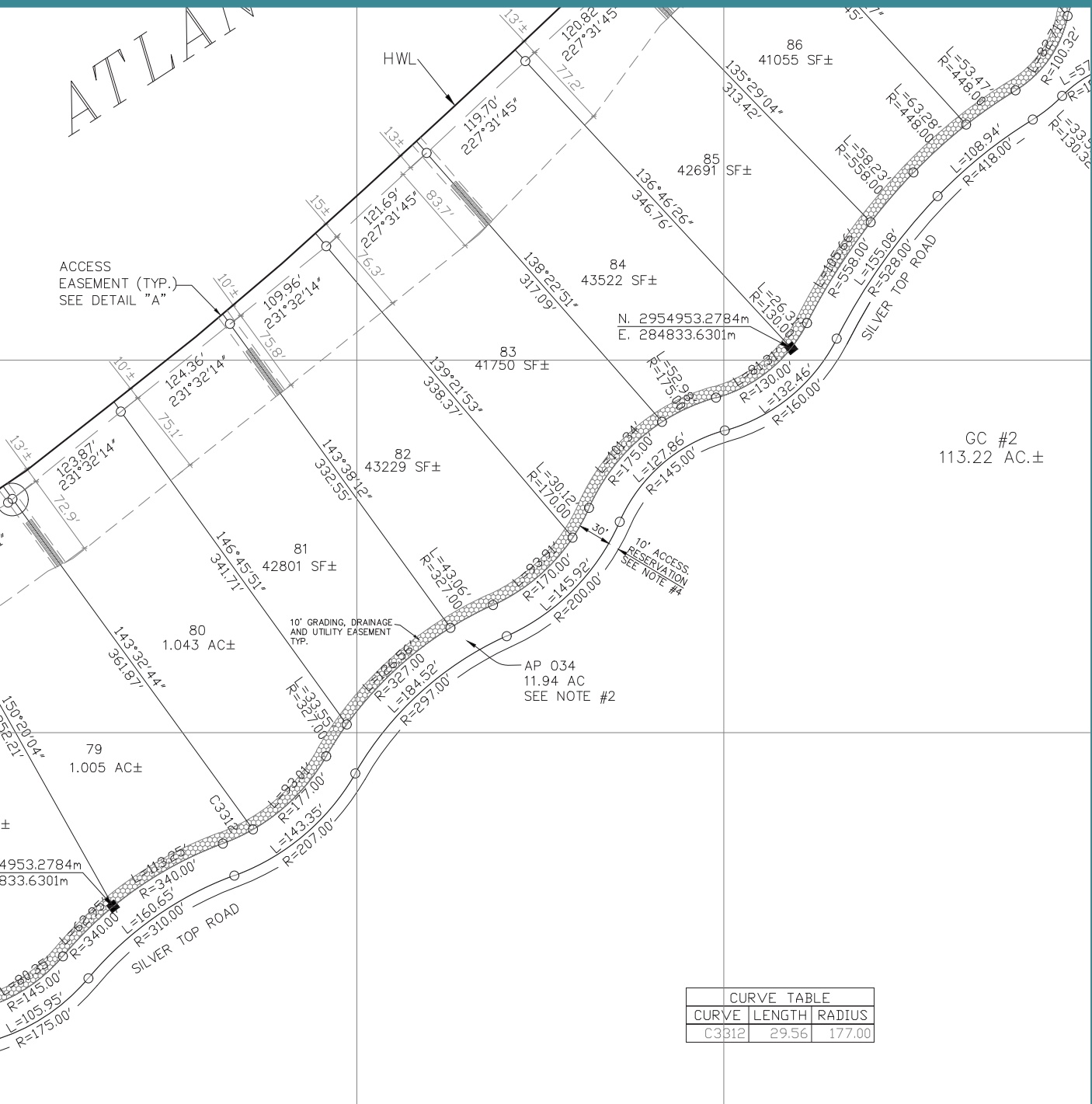
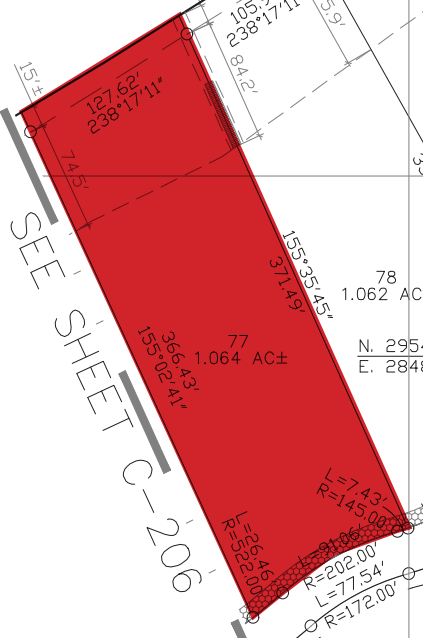
Land Area	1.06 acres
Beach Frontage	127'
Depth of Lot	368'
Views	Sea of Abaco / Atlantic Ocean



ATLAN



SEE SHEET C-206



CURVE TABLE		
CURVE	LENGTH	RADIUS
C3312	2956	177.00

Cost Breakdown

Whale's Tail Homesite #77	\$9,500,000
VAT on Sales Price (5%)	\$475,000
Attorney Fee (0.5% of Purchase Price)	\$47,500
VAT on Attorney Fee (10%)	\$4,750
Club Membership Initiation	\$250,000
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Total Initial Costs	\$10,277,250

2025 Club Dues (prorated)	\$93,000
2025 Homeowners' Association Dues (prorated)	\$42,000
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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