

Whale's Tail Homesite #77





Baker's Bay
GOLF & OCEAN CLUB



Homesite #77

GUMELMI CAY
PRIVATE ISLAND ESTATE

CHAPEL
POINT

WHALE'S TAIL
ESTATE
LOTS

ATLANTIC
OCEAN

SEAP

Flow Mway
or Canal

ATLANTIC CLUB

ATLANTIC CLUB COTTAGES

ATLANTIC COAST HOMES

BAKER'S BAY MARINA VILLAGE

- 100 Slip Marine
- 100 Ft Island
- Marine Club & Inn
- Marine Village Restaurant & Bar
- Dock Board Bar & Grill
- The Marine
- The Tanager
- Medical Office
- Marine Fitness & Pool
- Marine, Marine & Residential Services
- Sales Office

ATLANTIC
SLATE

ATLANTIC
BEACH

SUNRISE BEACH
COTTAGES

SUNRISE BEACH
FLATS

SUNSET PIER
FLATS

MEMORIAL
PARK

FIR
PRESERVATION
STUDY

SAND
FLATS

DIAMOND
POINT

FINISH
HARBOR

SEA PORT

- Sea Port Bar & Grill
- Parking Area
- Customs & Immigration

- Dockside Bar & Grill
- Marine Center
- Marine Beach
- Pool

SETTLEMENT

BAKER'S BAY
ESTATE LOTS

Sea of Abaco

GOLF COURSE

- Practice Range
- Short Game Area
- Tee Box

SUNSET PARK

- Soft Fields
- Putting Green
- Open Course
- Outdoor Tennis Courts
- Tennis Courts
- Softball
- Tennis Courts
- High School Softball
- Practice Softball

BEACH CLUB

- Marine Beach Pool
- Spa & Wellness
- Day Pool
- Beach House
- Marine Club House & Dining
- Dockside Bar & Grill
- Open Deck
- Ocean View Cab

BEACH
CLUB COTTAGES

CANAL



SHELL
ISLAND

via Bonnaventure
innoisobellegradie

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





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
Total Initial Costs	\$10,277,250

Proposed 2026 Club Dues (prorated)	\$95,400
Proposed 2026 HOA Dues (prorated)	\$43,260
Proposed 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.

Email: info@bakersbayclub.com | bakersbayclub.com