

Whale's Tail Homesite #78





Baker's Bay
GOLF & OCEAN CLUB



Homesite 78

GUMELMI CAY
PRIVATE ISLAND ESTATE

CHAPEL
POINT

BEACH CLUB

- Adult's Beach Pool
- Spa & Wellness
- Day Pool
- Beach House
- Whale's Tail Ocean Front Dining
- Ocean Beach Bar & Grill
- Ocean Cafe
- Ocean's Edge Club

BEACH
CLUB COTTAGES

BAKER'S BAY
ESTATE LOTS

Sea of Abaco

GOLF COURSE

- Practice Range
- Short Game Area
- Pro Shop

SUNSET PARK

- Soft Fields
- Putting Green
- Spa & Wellness
- Outdoor Tennis Courts
- Beach Bar & Grill
- Ocean Cafe
- Kids Zone
- Private Playground
- Clubhouse
- Ocean Front
- Tennis Courts
- High Voltage Sky Area
- Pro Shop

ATLANTIC
OCEAN

SEAP

Flow Mway
& Canal

ATLANTIC CLUB

ATLANTIC CLUB COTTAGES

ATLANTIC COAST HOMES

BAKER'S BAY



ATLANTIC
SLATE

BAKER'S BAY MARINA VILLAGE

- 100 Slip Marina
- 100 Ft Island
- Marina Club & Spa
- Marina Village Restaurant & Bar
- Ocean Beach Bar & Grill
- The Marina
- Spa Lounge
- Medical Office
- Marina Fitness & Pool
- Marina, Marina & Residential Services
- Sales Office

MARINA
VILLAGE POOL

SUNSET BEACH
COTTAGES

SUNSET PIER
FLATS

MEMORIAL
PARK

SUNSET BEACH
FLATS

FIR
PRESERVATION
STUDY

SAND FLATS

DIAMOND
POINT

FINISH
HARBOR

SEA PORT

- Sea Port Bar & Grill
- Parking Area
- Ocean & Land Services

- Sea Port Bar & Grill
- Ocean Cafe
- Ocean's Edge Club
- Pool

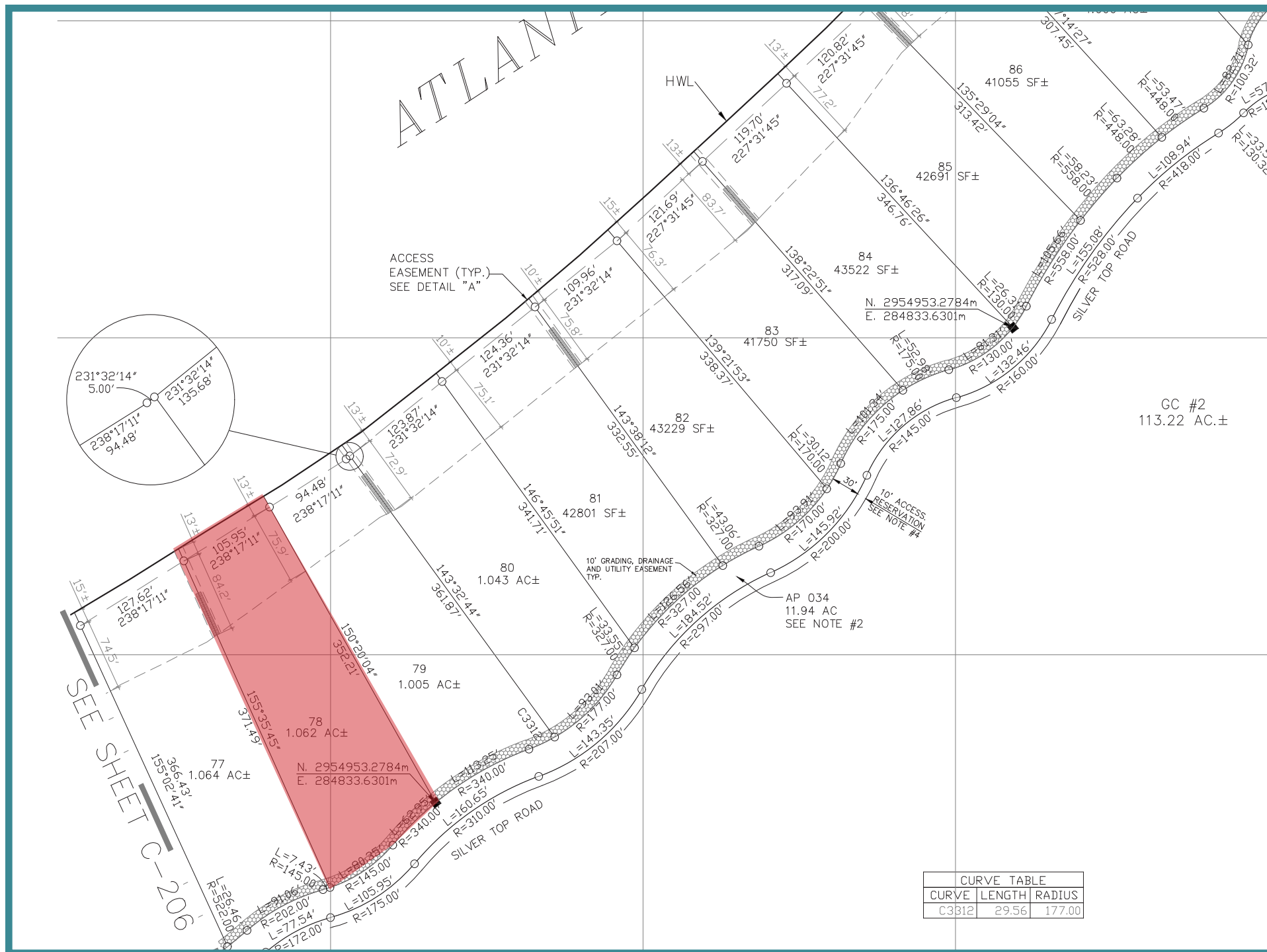
SETTLEMENT

via Bonnaventure
innouobellegradie

Whale's Tail Homesite #78 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	105'
Depth of Lot	361'
Views	Sea of Abaco / Atlantic Ocean





Cost Breakdown

Whale’s Tail Homesite #78	\$8,500,000
VAT on Sales Price (5%)	\$425,000
Attorney Fee (0.5% of Purchase Price)	\$42,500
VAT on Attorney Fee (10%)	\$4,250
Club Membership Initiation	\$250,000
Total Initial Costs	\$9,221,750

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