

Whale's Tail Homesite 79



Baker's Bay
GOLF & OCEAN CLUB





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

Homesite 79

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



BAKER'S BAY MARINA VILLAGE

- 109 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

MARINA VILLAGE POOL

SUNRISE BEACH COTTAGES

SUNRISE BEACH FLATS

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 BEACH

FOR PRESERVATION STUDY
JOES CREEK
SAND FLATS

EAST VILLAGE

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

SEA PORT

- Sea Plane Ramp
- Fueling Pier
- Customs & Immigration

DIAMOND POINT

Marsh Harbour

SETTLEMENT

*via Bonnaventure
innouso bellegrade*



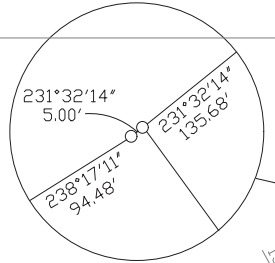
SHELL ISLAND

Whale's Tail homesite 79 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.

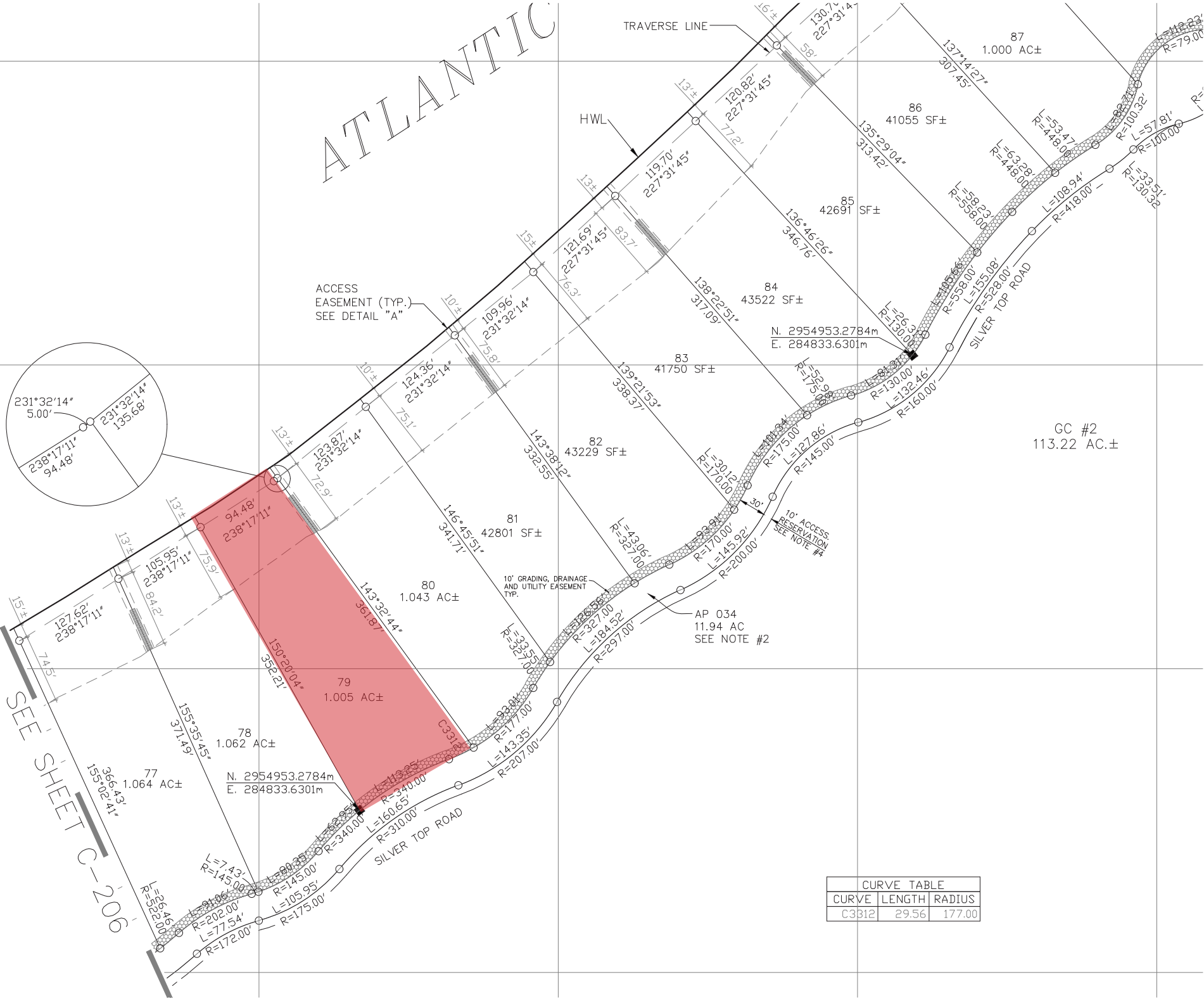
| | |
|----------------|-------------------------------|
| Land Area | 43,794 sf 1.00 acres |
| Beach Frontage | 95' |
| Depth of Lot | 368' |
| Views | Sea of Abaco / Atlantic Ocean |



ATLANTIC



SEE SHEET C-206



GC #2
113.22 AC±

| CURVE TABLE | | |
|-------------|--------|--------|
| CURVE | LENGTH | RADIUS |
| C3312 | 29.56 | 177.00 |

Cost Breakdown

| | |
|--|-------------|
| Whale's Tail Homesite 79 | \$8,900,000 |
| VAT on Sales Price (5%) | \$445,000 |
| Attorney Fee (0.5% of Purchase Price) | \$44,500 |
| VAT on Attorney Fee (10%) | \$4,450 |
| Club Membership Initiation | \$250,000 |
| <hr/> | |
| Total Initial Costs | \$9,643,950 |
| | |
| 2025 Club Dues (prorated) | \$93,000 |
| 2025 Homeowners' Association Dues (prorated) | \$42,000 |
| <hr/> | |
| 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