

Whale's Tail Homesite 79





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

CHAPEL POINT

Homesite 79

WHALE'S TAIL
ESTATE LOTS



ATLANTIC
OCEAN

SIP SIP

Plant Nursery
& Orchard

BEACH
CLUB COTTAGES

Casamigos
Bar

ATLANTIC CLUB

ATLANTIC CLUB COTTAGES

BAKER'S BAY
ESTATE LOTS

GOLF COURSE

- Practice Range
- Short Game Area
- Pro Shop

Sea of Abaco

BAKER'S BAY

ATLANTIC
COAST HOMES



ATLANTIC
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

SUNRISE BEACH
COTTAGES

MARINA
VILLAGE POOL

SUNRISE BEACH
FLATS

SUNSET PIER
FLATS

BOARDWALK

MANGROVE
PRESERVE

FEP
PRESERVATION
STUDY

SAND FLATS

Marsh
Harbour

DIAMOND
POINT

SEA PORT

- Sea Plane Ramp
- Fueling Pier
- Customs & Immigration

EAST
VILLAGE

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

SETTLEMENT

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

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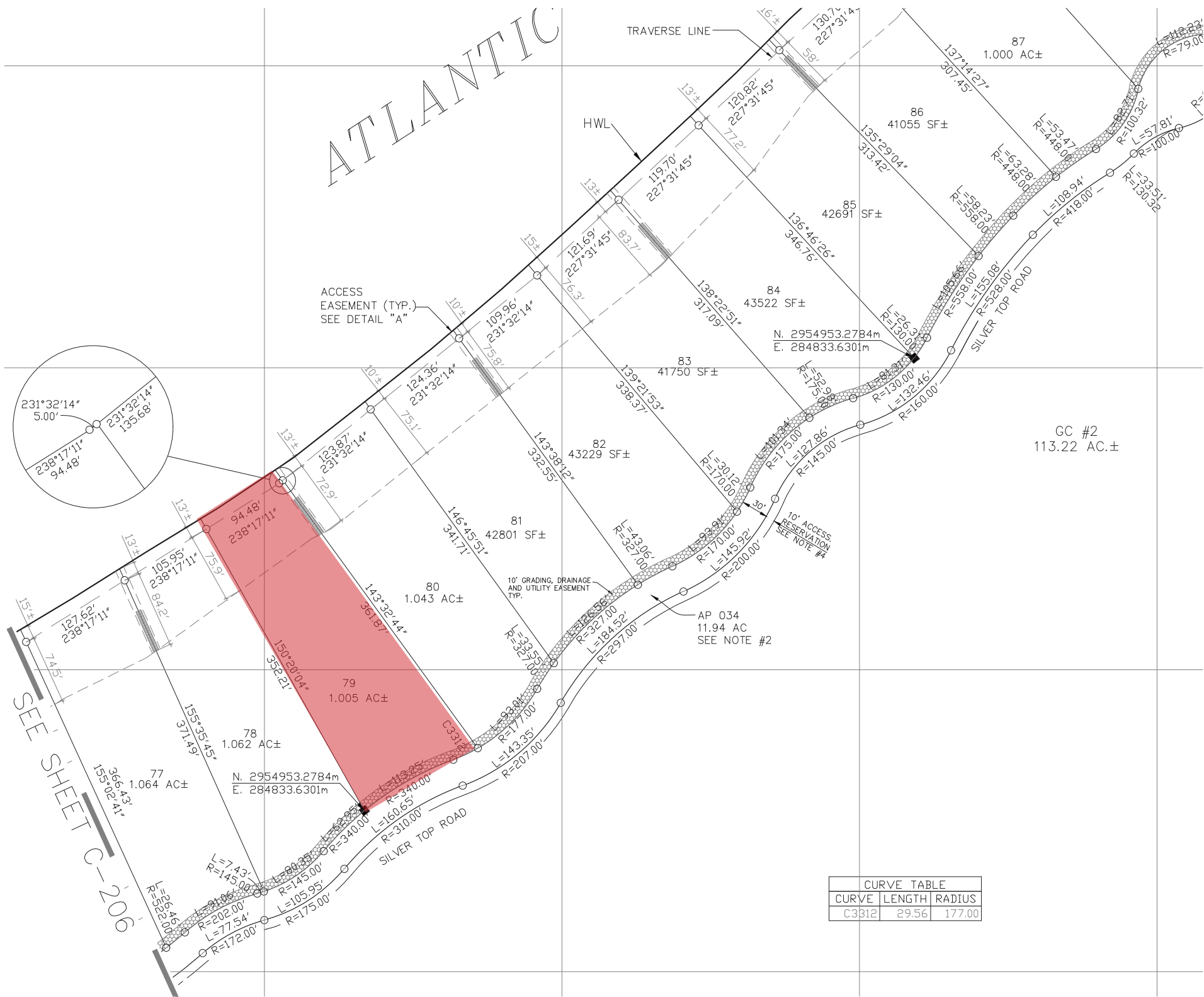


Whale's Tail homesite 79 sits on an acre of pristine beachfront property located on the north shore of Baker's Bay. Perched on the high dunes, this premier homesite offers unbeatable northern views of the layered blue waters, where the calm Sea of Abaco meets the lively Atlantic Ocean. Homeowners will 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



CURVE TABLE		
CURVE	LENGTH	RADIUS
C3312	29.56	177.00

Cost Breakdown

Whale’s Tail Homesite 79:	\$8,400,000
VAT on Sales Price (5%):	\$420,000
Attorney Fee (0.5% of Purchase Price):	\$42,000
VAT on Attorney Fee (10%):	\$4,200
Club Membership Initiation:	\$250,000
Total Initial Costs:	\$9,116,200

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