



Baker's Bay
GOLF & OCEAN CLUB

Whale's Tail Homesites #86 & #87



GUMELEMI CAY PRIVATE ISLAND ESTATE



CHAPEL POINT

WHALE'S TAIL ESTATE LOTS

Lots 86 & 87

ATLANTIC BEACH ESTATE HOMESITES

ATLANTIC OCEAN

SIP SIP

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

Casamigos Bar

ATLANTIC CLUB

ATLANTIC CLUB COTTAGES



BAKER'S BAY MARINA VILLAGE

- 165 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

Notes

BAKER'S BAY ESTATE LOTS

Sea of Abaco

GOLF COURSE

- Practice Range
- Short Game Area
- Pro Shop

BAKER'S BAY

ATLANTIC COAST HOMESITES

ATLANTIC FLATS

SUNSET PARK

- Ball Fields
- Batting Cage
- Sport Court
- Bocce Ball & Horse Shoes
- Jelly Beans
- Pirate's Playground
- Chef's Outdoor Kitchen Pavillion
- Pickleball
- Tennis Courts
- New Toddler Play Area
- Putt Putt Mini Golf

SUNSET PIER FLATS

MANGROVE PRESERVE

MARINA VILLAGE POOL

SUNRISE BEACH COTTAGES

EAST VILLAGE

SUNRISE BEACH FLATS

SHELL ISLAND



DIAMOND POINT

Marsh Harbour

FOR PRESERVATION + STUDY

BONEFISH FLATS

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

SEA PORT

- Sea Plane Docks & Ramp
- Fueling Pier
- Customs & Immigration



Baker's Bay GOLF & OCEAN CLUB

GREAT GUANA CAY
ABACO, THE BAHAMAS

TEL (954) 256-9561

BAKERSBAYCLUB.COM

*via Bonnaventure
in novobellegrade*

SETTLEMENT

The materials, features, and amenities described and depicted herein are based upon current development plans, which are subject to change without notice. This development plan is not a legal or sales document and is intended to show only general relationships. It may be revised from time to time. Refer to plans, legal descriptions and CCR's for actual lot sizes and restrictions. No guarantee is made that the features and amenities depicted by artist's renderings or otherwise described will be built, or if built, will be the same size or nature as depicted or described. Obtain the property report or its equivalent required by federal or state law and read it before signing anything. No federal or state agency judged the merits or value of any of this property. This promotional piece is not intended to constitute an offering in violation of the law of any jurisdiction.

Whale's Tail Homesites #86 & #87 are 1.94 acres of pristine beachfront property located on the north shore of Baker's Bay. Perched on the high dunes, these premier homesites offer 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.

#86 & #87 Land Area	1.94 acres
Beach Frontage	258'
Depth of Lot #86 & 87	307'
Views	Atlantic Ocean





Cost Breakdown

Whale's Tail Homesite #86 & #87	\$21,000,000
VAT on Sales Price (5%)	\$1,050,000
Attorney Fee (0.5% of Purchase Price)	\$105,000
VAT on Attorney Fee (10%)	\$10,500
Club Membership Initiation	\$250,000
<hr/>	
Total Initial Costs	\$ 22,415,500
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