



**Baker's Bay**  
GOLF & OCEAN CLUB

# Whale's Tail Homesites #86



**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**

Casamigos Bar

**Notes**

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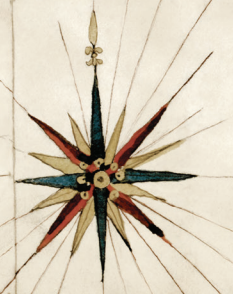
**SHELL ISLAND**



**Baker's Bay**  
GOLF & OCEAN CLUB

GREAT GUANA CAY  
ABACO, THE BAHAMAS  
TEL (954) 256-9561  
BAKERSBAYCLUB.COM

*via Bonnaventure  
in novobellegradre*



**DIAMOND POINT**

**Marsh Harbour**

**SETTLEMENT**



**WHALE'S TAIL ESTATE LOTS**

**Lot 86**

**ATLANTIC BEACH ESTATE HOMESITES**

**ATLANTIC OCEAN**

**SIP SIP**

**ATLANTIC CLUB**

**ATLANTIC CLUB COTTAGES**



**ATLANTIC COAST HOMESITES**

**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

**ATLANTIC FLATS**

**MARINA VILLAGE POOL**

**SUNRISE BEACH COTTAGES**

**EAST VILLAGE**

**SUNRISE BEACH FLATS**

**BAKER'S BAY ESTATE LOTS**

**Sea of Abaco**

**BAKER'S BAY**

**GOLF COURSE**

- Practice Range
- Short Game Area
- Pro Shop

**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**

**BOARDWALK**

**MANGROVE PRESERVE**

**FOR PRESERVATION + STUDY**

**JOES CREEK**

**BONEFISH FLATS**

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

**SEA PORT**

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

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.

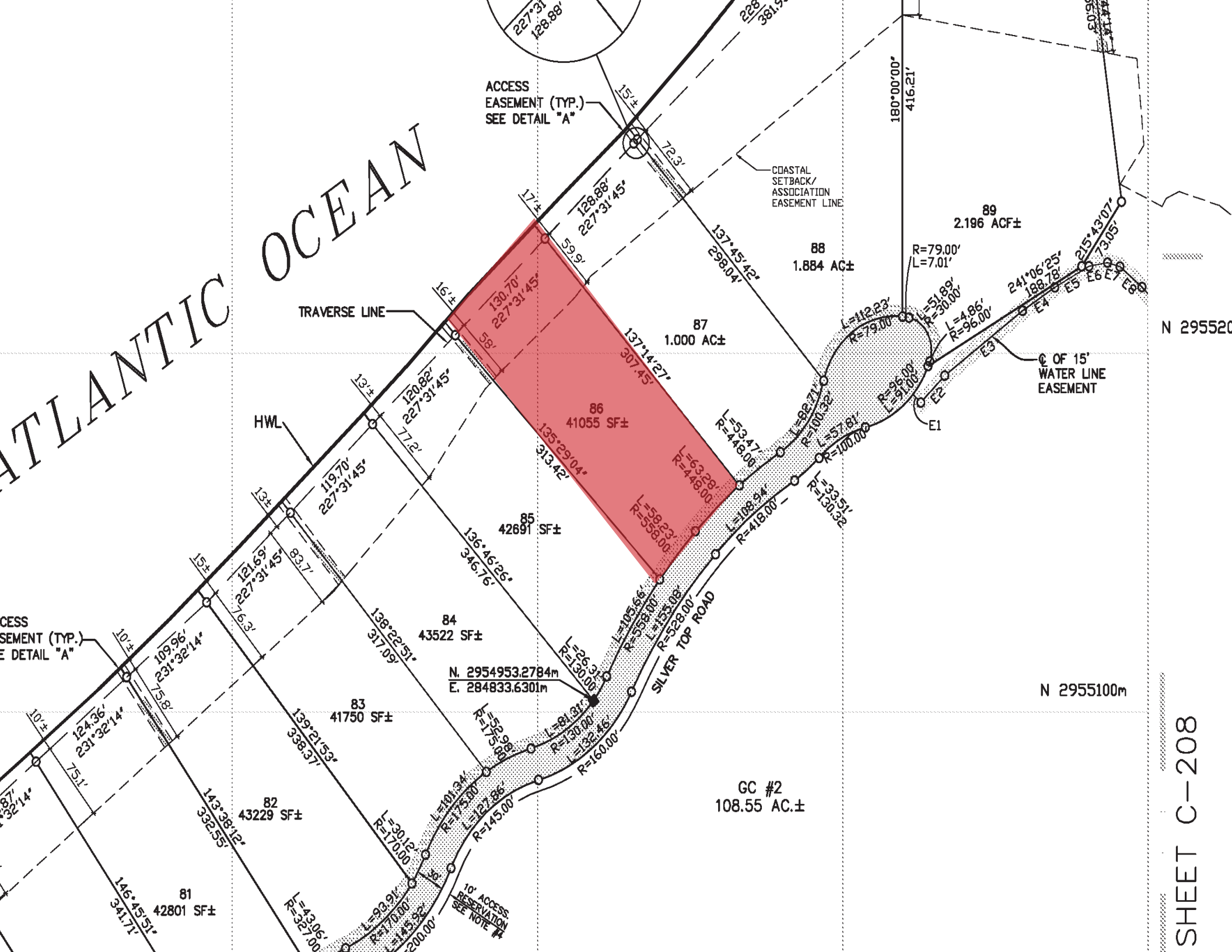
Whale's Tail Homesite #86 is .94 acres of pristine beachfront property located on the north shore of Baker's Bay. Perched on the high dunes, this premier homesite offers unbeatable northwestern views of the layered blue waters, where the calm Sea of Abaco meets the lively Atlantic Ocean. Homeowners will 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 Land Area	.94 acres
Beach Frontage	130'
Depth of Lot #86 & 87	307'
Views	Atlantic Ocean





ATLANTIC OCEAN



ACCESS EASEMENT (TYP.) SEE DETAIL "A"

COASTAL SETBACK/ASSOCIATION EASEMENT LINE

TRAVERSE LINE

HWL

ACCESS EASEMENT (TYP.) SEE DETAIL "A"

10' ACCESS RESERVATION SEE NOTE #

☐ OF 15' WATER LINE EASEMENT

N 295520

N 2955100m

GC #2  
108.55 AC±

SHEET C-208

81  
42801 SF±

82  
43229 SF±

83  
41750 SF±

84  
43522 SF±

85  
42691 SF±

86  
41055 SF±

87  
1,000 AC±

88  
1,884 AC±

89  
2,196 ACF±

10±  
124.36'  
231°32'14"

10±  
109.96'  
231°32'14"

10±  
121.69'  
227°31'45"

12±  
119.70'  
227°31'45"

16±  
120.82'  
227°31'45"

17±  
130.70'  
227°31'45"

15±  
128.88'  
227°31'45"

17±  
128.88'  
227°31'45"

137°45'42"  
298.04'

137°14'27"  
307.45'

L=112.23'  
R=79.00'

L=51.89'  
R=30.00'

L=4.86'  
R=96.00'

L=241°06'25"  
188.78'

L=215°43'07"  
73.05'

L=92.71'  
R=100.32'

L=37.81'  
R=100.00'

L=96.00'  
R=91.00'

L=53.47'  
R=448.08'

L=108.94'  
R=418.00'

146°45'51"  
341.71'

143°38'12"  
332.55'

139°21'53"  
338.37'

138°22'51"  
346.76'

136°46'26"  
346.76'

L=105.66'  
R=558.00'

L=26.33'  
R=130.00'

L=105.66'  
R=558.00'

L=133.08'  
R=528.00'

L=81.31'  
R=130.00'

L=132.46'  
R=160.00'

L=175.88'  
R=175.88'

L=175.88'  
R=175.88'

L=175.88'  
R=175.88'

L=175.88'  
R=175.88'

## Cost Breakdown

Whale's Tail Homesite #86	\$10,500,000
VAT on Sales Price (5%)	\$525,000
Attorney Fee (0.5% of Purchase Price)	\$52,500
VAT on Attorney Fee (10%)	\$5,250
Club Membership Initiation	\$250,000
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Total Initial Costs	\$11,332,750
2025 Club Dues (prorated)	\$93,000
2025 Homeowners' Association Dues (prorated)	\$42,000
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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](mailto:info@bakersbayclub.com) | [bakersbayclub.com](http://bakersbayclub.com)