



Whale's Tail Homesite #87



Whales Tail Lot #87



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

Notes

BAKER'S BAY ESTATE LOTS



- 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

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

- 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 novobellegradre*



DIAMOND POINT

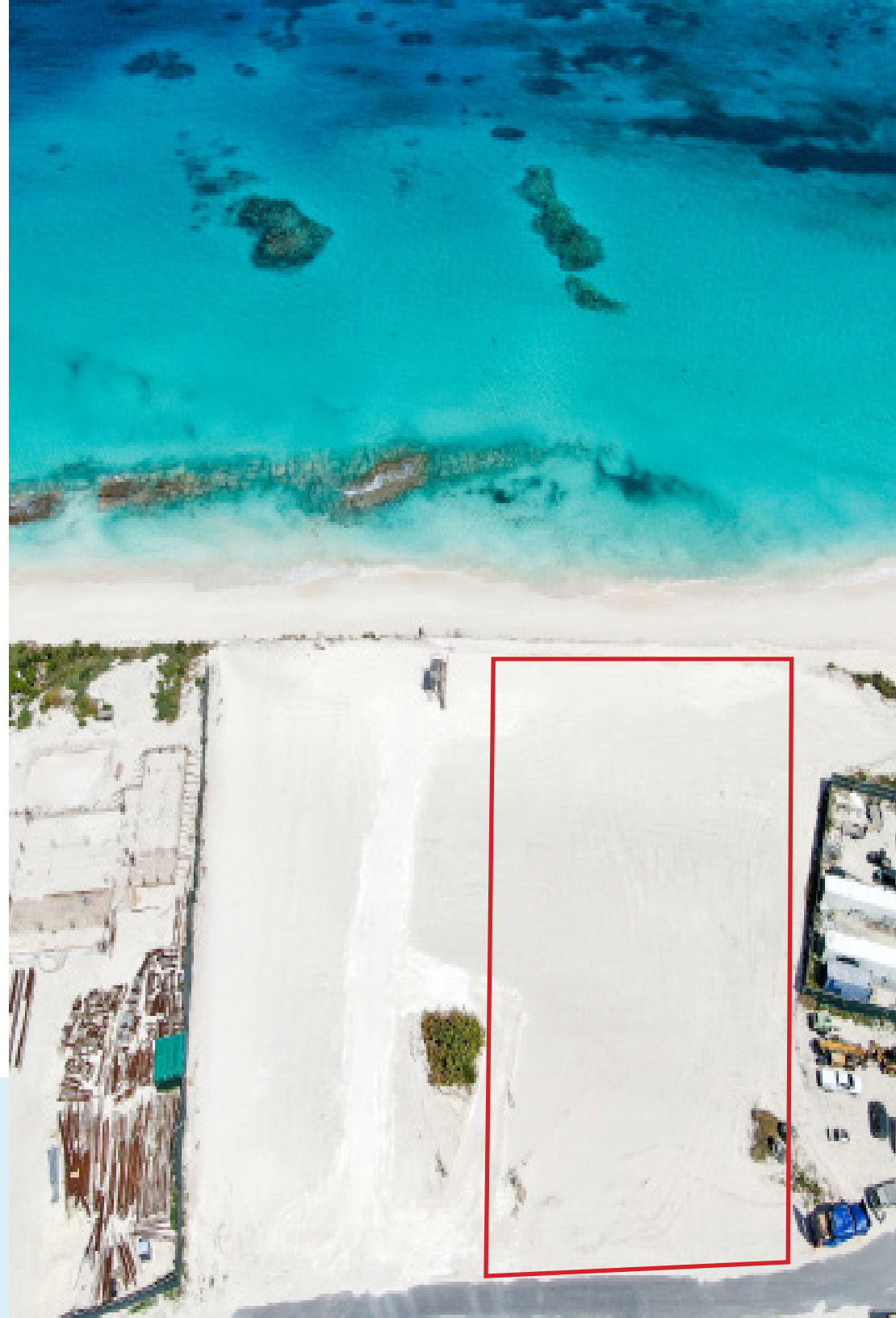
Marsh Harbour

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.

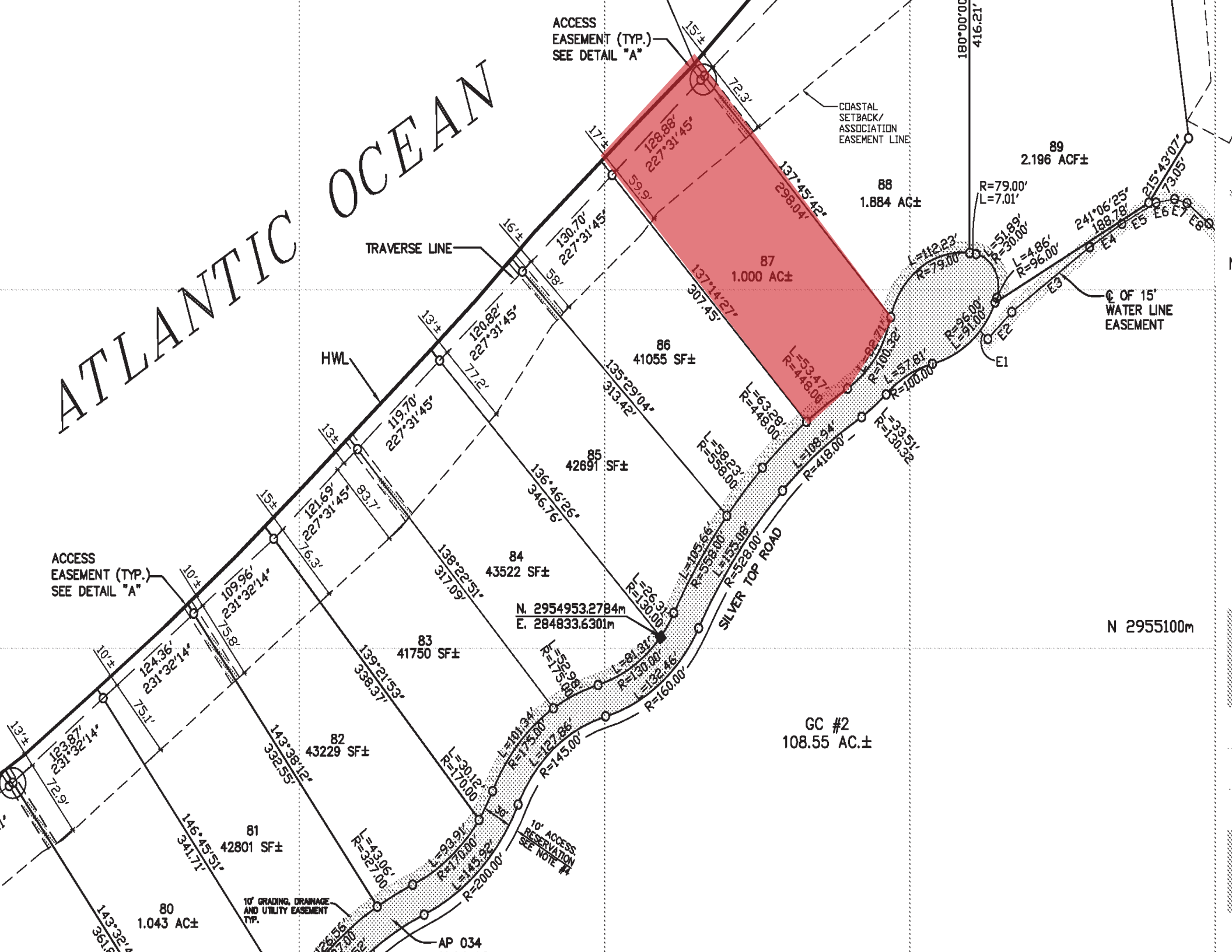
Whale's Tail Homesite #87 is 1 acre of pristine beachfront property located on the north shore of Baker's Bay. Perched on the high sand dunes, the Whale's Tail premier homesites offer unbeatable northern views of the layered blue waters, where the calm Sea of Abaco meets the lively Atlantic Ocean. Homeowners 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. Lot #87's prime location near the family-friendly Beach Club makes this an ideal homesite to build your island estate.

#87 Land Area	1 acre
Beach Frontage	138'
Depth of Lot #86 & 87	307'
Views	Atlantic Ocean





ATLANTIC OCEAN



Cost Breakdown

Whale's Tail Homesites 87	\$
VAT on Sales Price (5%)	\$
Attorney Fee (0.5% of Purchase Price)	\$
VAT on Attorney Fee (10%)	\$
Club Membership Initiation	\$
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Total Initial Costs	\$
2024 Club Dues (prorated)	\$84,185
2024 Homeowners' Association Dues (prorated)	\$40,200
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2024 Total Annual Costs	\$124,385





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