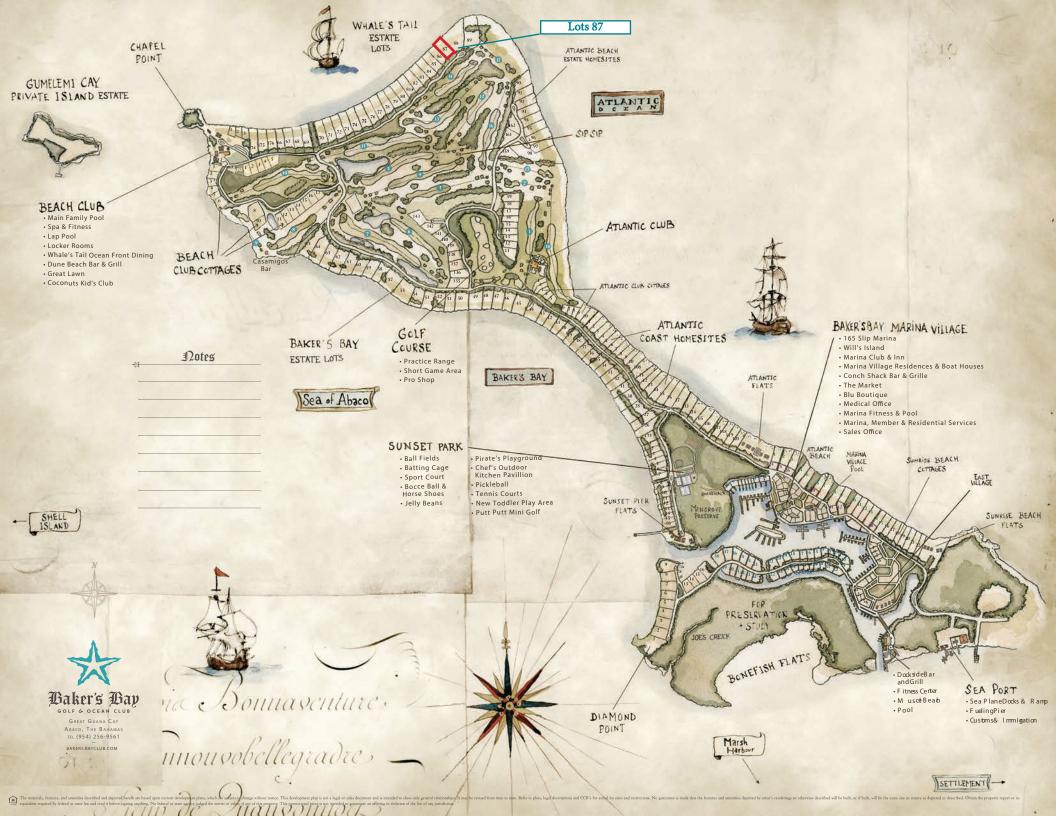


## Whale's Tail Homesite #87





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 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. Prefered location near the family-friendly Beach Club makes this an ideal homesite to build your island estate.

#87 Land Area 1 acre

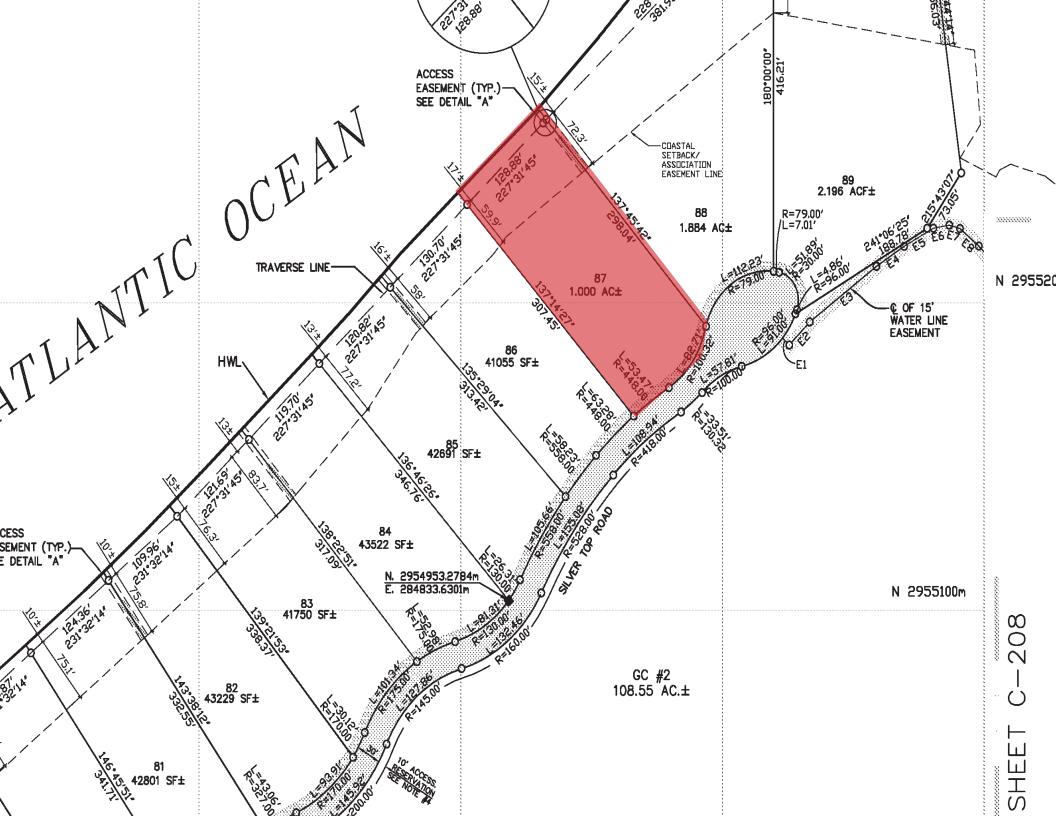
Beach Frontage 128'

Depth of Lot 307'

Views Atlantic Ocean







## Cost Breakdown

Whale's Tail Homesite #87	\$8,750,000
VAT on Sales Price (5%)	\$437,500
Attorney Fee (0.5% of Purchase Price)	\$43,750
VAT on Attorney Fee (10%)	\$4,375
Club Membership Initiation	\$250,000
Total Initial Costs	\$9,485,625
2025 Club Dues (prorated)	\$93,000
2025 Homeowners' Association Dues (prorated)	\$42,000
2025 Total Annual Costs	\$135,000*





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