

"8 is Enough" | Beach Club Cottage #8



GUMELMI CAY
PRIVATE ISLAND ESTATE

CHAPEL
POINT

SPA COTTAGES

SPA BUNGALOWS

WHALE'S TAIL
ESTATE LOTS

ATLANTIC
OCEAN

SIP SIP

Plant Nursery
& Orchard

ATLANTIC CLUB COTTAGES
(PHASE 2)

ATLANTIC CLUB

Dining Pavilion
Bunker's Bar

ATLANTIC CLUB COTTAGES

ATLANTIC COAST HOMES

BAKER'S BAY MARINA VILLAGE

- 165 Slip Marina
- Marina Club & Inn
- Marina Village Residences & Boat Houses
- Conch Shack Bar & Grille
- The Market & Post Office
- Blu Boutique & Other Shops
- Medical Office
- Marina Fitness & Pool
- Marina, Member & Residential Services
- Sales Office

PHASE 2
ATLANTIC
COAST HOMES

ATLANTIC BEACH

MARINA VILLAGE POOL

SUNRISE BEACH COTTAGES

EAST VILLAGE

- Dockside Bar and Grill
- Fitness Center
- Pool
- Zipline
- Waterslide

SUNRISE BEACH FLATS

SUNSET PIER FLATS

F&P PRESERVATION STUDY

JOE'S CREEK

SAND FLATS

SEA PORT

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

Marsh Harbour

DIAMOND POINT

SETTLEMENT

BEACH CLUB

- Main Family Pool
- Spa & Fitness
- Lap Pool
- Locker Rooms
- Whale's Tail Ocean Front Dining
- Palapa Beach Bar & Grill
- Great Lawn
- Coconut Kid's Club
- Kid's Diner
- Theater
- Game Room
- Marine Science Classroom

BEACH CLUB COTTAGES

"8 is Enough"

BAKER'S BAY
ESTATE LOTS

GOLF COURSE

- Practice Range
- Short Game Area
- Pro Shop

Sea of Abaco

SUNSET PARK

- Ball Fields
- Batting Cage
- Sport Court
- Outdoor Pursuits
- Docks
- Bocce Ball & Horse Shoes
- Ropes Course
- Jelly Beans
- Pirate's Playground
- Hydroponic Garden
- Chef's Outdoor Kitchen Pavilion
- Fruit Orchard
- Pickle Ball
- Tennis Courts
- Trampolines
- Climbing Wall
- New Toddler Play Area
- Putt Putt Mini Golf

Notes

SHELL ISLAND

Baker's Bay
GOLF & OCEAN CLUB

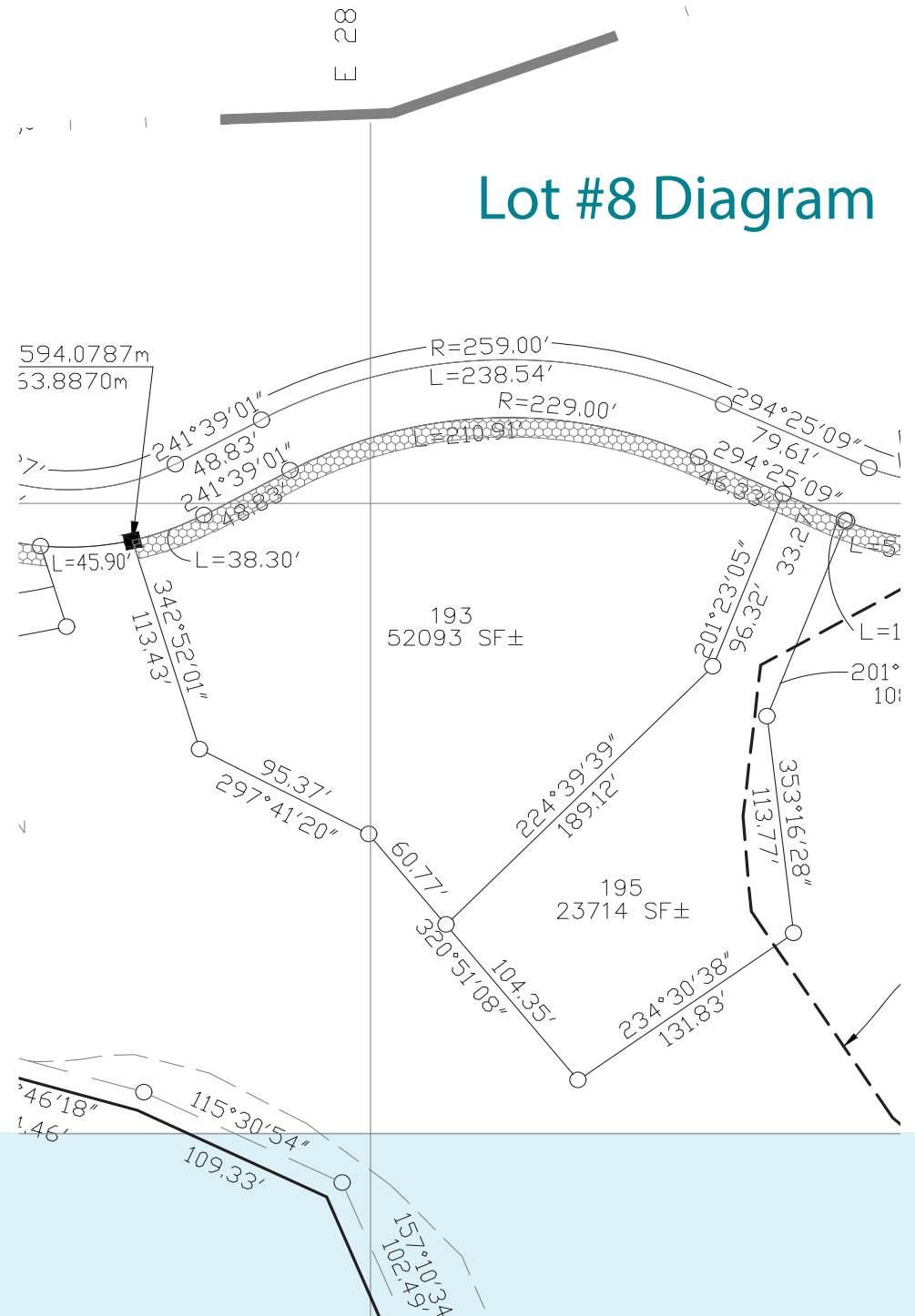
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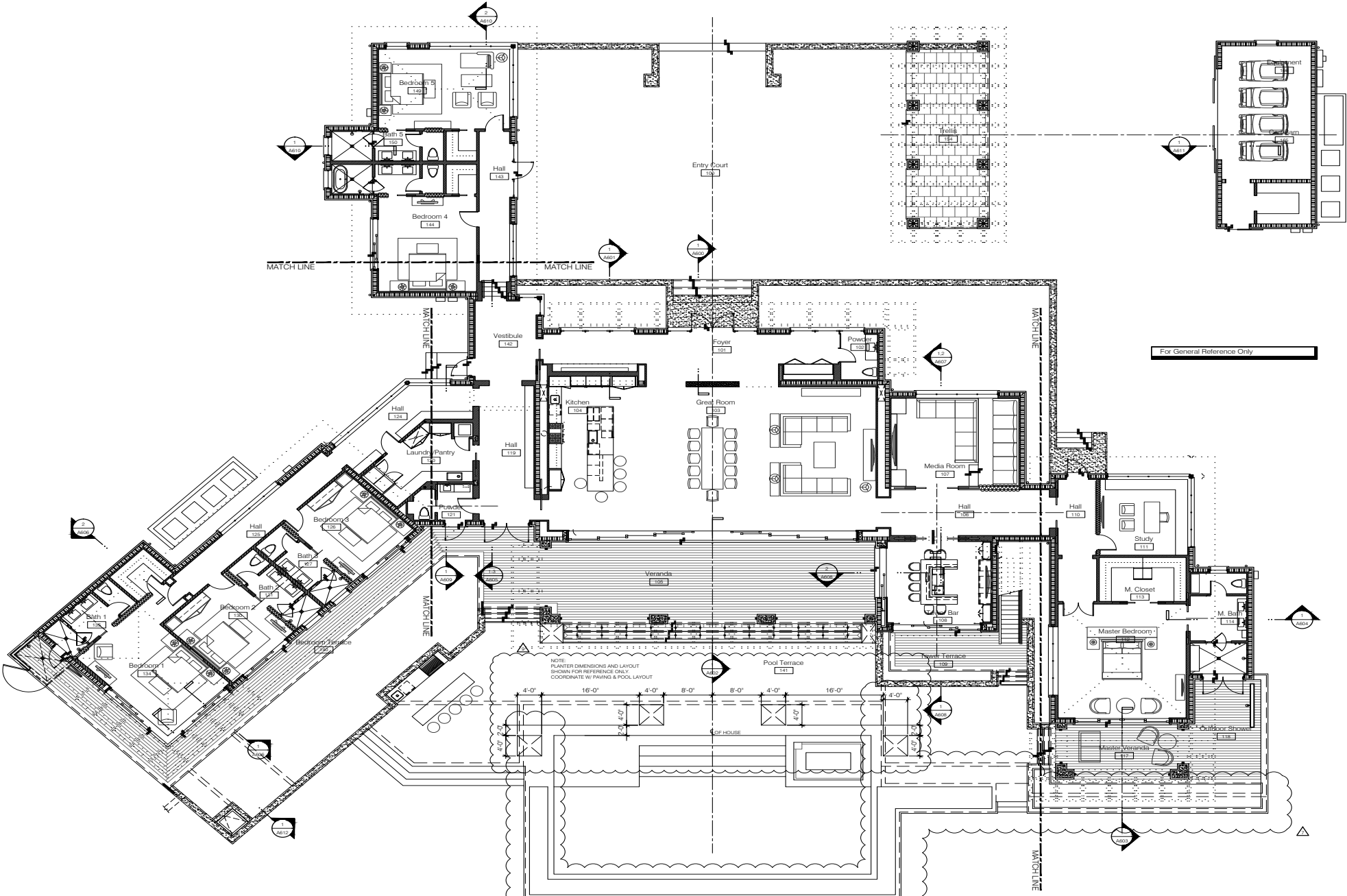
Located across from the 9th green, this family compound is situated not only close to the Casamigos Tequila & Taco Bar but also to The Beach Club and all of its amenities. The 8,500 sq. ft., custom home features 6 spacious bedrooms and 6 full and 2 half bathrooms. With a large open kitchen and living area, this home is perfect for entertaining or just spending time with family.. A large enclosed cart barn with additional closed in storage provides ample space for all "island toys" such as bikes, paddle boards, etc. This home emphasizes outdoor living with large covered patios and a pool overlooking the Sea of Abaco.

Land Area	1.2 acres
Bedroom/Bathroom	6 bed/ 6full bath/2half bath
AC Square Footage	8,500 sf
Views	Sea of Abaco/Hole #9





"8 is Enough" Floor Plan



OVERALL PLANS FOR GENERAL BUILDING RELATIONSHIPS ONLY

Cost Breakdown

"8 is Enough" Beach Club Cottage #8	\$31,000,000
VAT on Sales Price (5%)	\$1,550,000
Attorney Fee (0.5% of Purchase Price)	\$155,000
VAT on Attorney Fee (10%)	\$15,500
Club Membership Deposit (80% equity)	\$250,000
Total Initial Costs	\$32,970,500
Proposed 2026 Club Dues (prorated)	\$95,400
Proposed 2026 HOA Dues (prorated)	\$43,260
Proposed 2026 Total Annual Costs	\$138,660*

*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.

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