

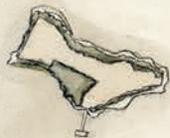
Atlantic Club Cottage #2





Baker's Bay
GOLF & OCEAN CLUB

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

WHALE'S TAIL
ESTATE LOTS



ATLANTIC
OCEAN

SIP SIP

Plant Nursery
& Orchard

ATLANTIC CLUB

Atlantic Club Cottage #2

ATLANTIC CLUB COTTAGES



ATLANTIC COAST HOMES

BAKER'S BAY
ESTATE LOTS

GOLF COURSE

- Practice Range
- Short Game Area
- Pro Shop

Sea of Abaco

BAKER'S BAY

BAKER'S BAY MARINA VILLAGE

- 109 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

ATLANTIC BEACH

MARINA VILLAGE POOL

SUNRISE BEACH COTTAGES

SUNRISE BEACH FLATS

SUNSET PARK

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

SUNSET PIER FLATS

MANGROVE PRESERVE

MARINA VILLAGE POOL

SUNRISE BEACH COTTAGES

SUNRISE BEACH FLATS

SHELL ISLAND

FOR PRESERVATION STUDY

JOES CREEK

SAND FLATS

SEA PORT

- Sea Plane Ramp
- Fueling Pier
- Customs & Immigration

EAST VILLAGE

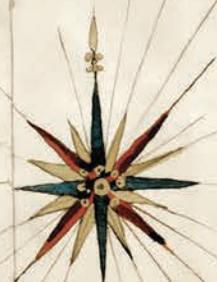
- Dockside Bar and Grill
- Fitness Center
- Muscle Beach
- Pool

DIAMOND POINT

Marsh Harbour

SETTLEMENT

*via Bonnaventure
innouso bellegrade*



Atlantic Club Cottage #2 is a desirable golf cottage

residence with stunning views over the 18th hole and to the Atlantic Ocean. It is conveniently located within walking distance of the Golf Practice Facility and has access to 2 miles of white sandy beach just across the fairway. With sweeping views from both levels, this golf oriented home was designed with the entire family in mind. The second level terrace nearly doubles the entertainment space of the home, ideal for taking in views of the golf course and Atlantic Ocean as well as hosting company. Centrally located "mid island", Atlantic Club Cottage #2 provides convenient access to all the amenities of Baker's Bay.

Bed/Bath	4 bed/4.5 bath
A/C SQ	3,380sf
Porches /Balconies	920sf
Land Area	15,758 .36 acres
Views	Sunrise 18th Fairway Atlantic Ocean



Atlantic Club Cottage #2 Floor Plan

FIRST FLOOR



SECOND FLOOR

FEATURES

- Open Floor Plan with Great Room
- Two Master Suites with 'Walk-Through' Closets and Generous Bathrooms
- Two Guest Suites with En-Suite Bathrooms
- Outdoor Shower
- Second Floor Salon with Built-in Bar
- Second Floor Outdoor 'Living Terraces'
- High Impact Windows and Doors



AREA	SQ. FT.
Air Conditioned	3,380
Porches / Balconies	920
Total	4,300





Cost Breakdown

Atlantic Club Cottage #2	\$9,500,000
VAT on Sales Price (5%)	\$475,000
Attorney Fee (0.5% of Purchase Price)	\$47,500
VAT on Attorney Fee (10%)	\$4,750
Club Membership Initiation	\$250,000
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Total Initial Costs	\$10,277,250
2023 Club Dues (prorated)	\$76,500
2023 Homeowners' Association Dues (prorated)	\$36,500
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2023 Total Annual Costs	\$113,000





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