

# Atlantic Club Cottage #4







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

GUMELEMI CAY  
PRIVATE ISLAND ESTATE

CHAPEL  
POINT

WHALE'S TAIL  
ESTATE LOTS

ATLANTIC  
OCEAN

SIP SIP

Plant Nursery  
& Orchard

BEACH CLUB

- Main Family Pool
- Spa & Fitness
- Lap Pool
- Locker Rooms
- Whale's Tail Ocean Front Dining
- Dune Beach Bar & Grill
- Great Lawn
- Coconut's Kid's Club

BEACH  
CLUB COTTAGES

Casamigos  
Bar

ATLANTIC CLUB

Atlantic Club Cottage #4

ATLANTIC CLUB COTTAGES

BAKER'S BAY  
ESTATE LOTS

GOLF COURSE

- Practice Range
- Short Game Area
- Pro Shop

Sea of Abaco

BAKER'S BAY

ATLANTIC COAST HOMES

ATLANTIC FLATS

BAKER'S BAY MARINA VILLAGE

- 105 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

SUNRISE BEACH  
COTTAGES

MARINA  
VILLAGE POOL

SUNRISE BEACH  
FLATS

SUNSET PIER  
FLATS

BEACHMAN

MANGROVE PRESERVE

FOR  
PRESERVATION  
STUDY

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

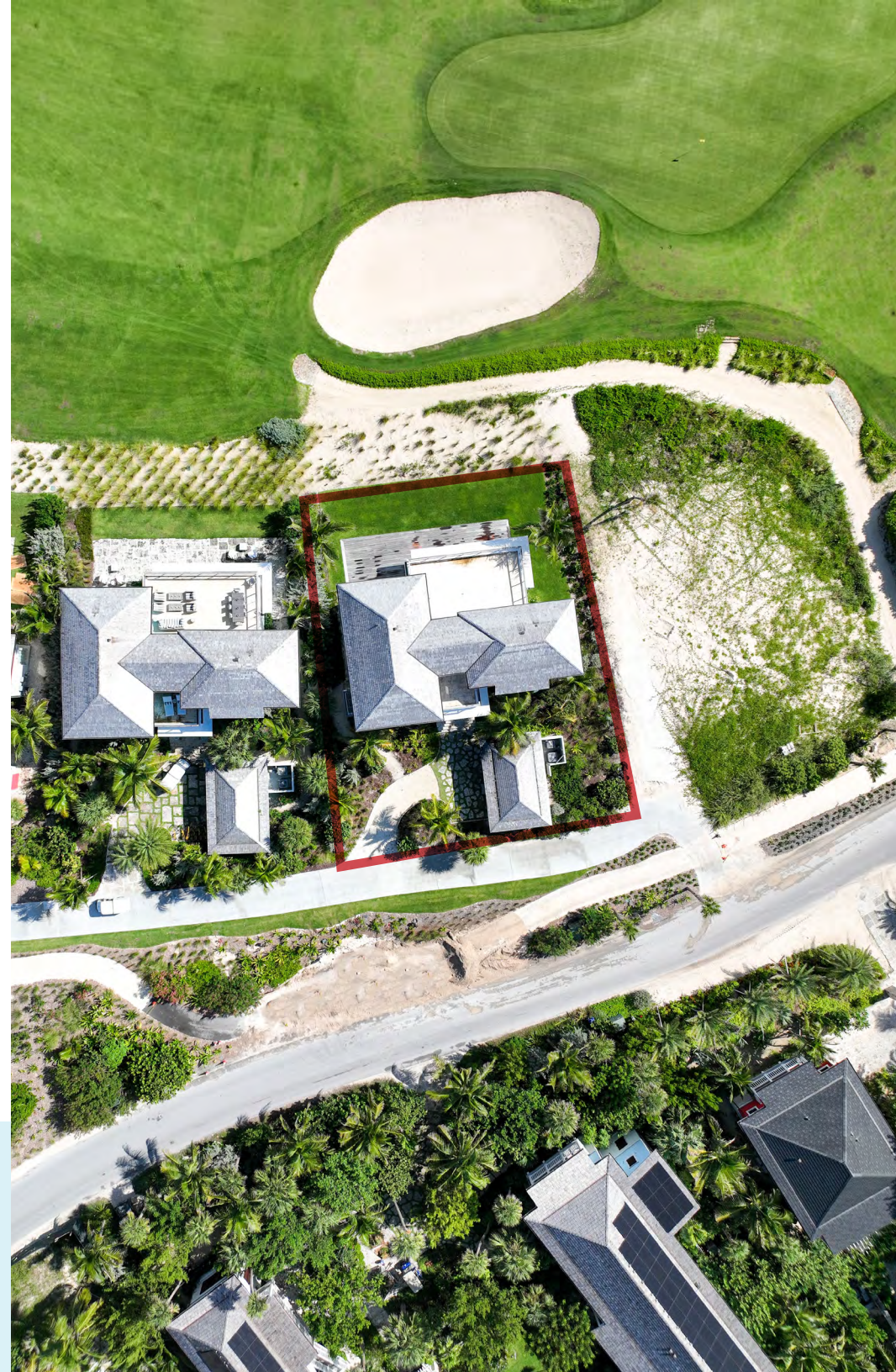
SETTLEMENT

via Bonnaventures  
innousobellegrade



**Atlantic Club Cottage #4** 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 #4 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	14,601  .34 acres
Views	Sunrise  Sunset   18th Fairway   Atlantic Ocean





# Atlantic Club Cottage #4 Floor

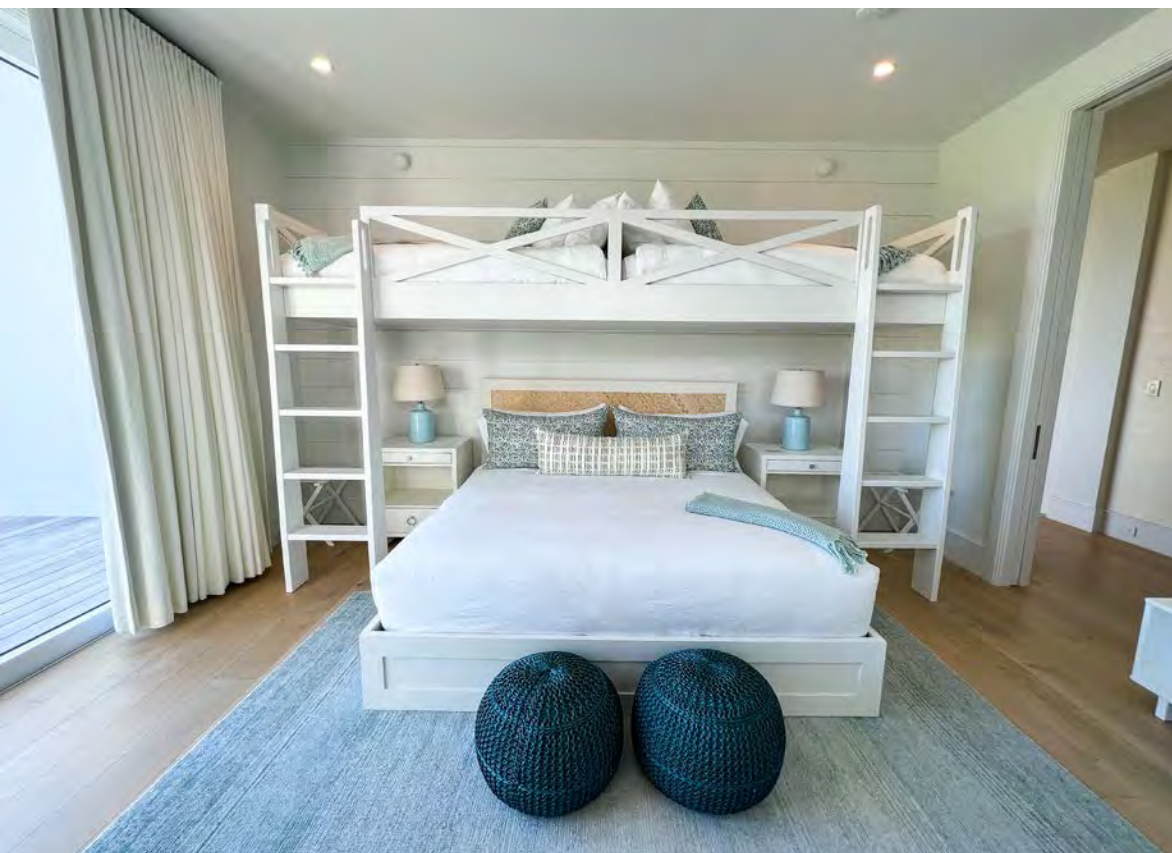


AREA	SQ. FT.
Air Conditioned	3,380
Porches / Balconies	920
Total	4,300











Cost Breakdown

Atlantic Club Cottage #4	\$10,000,000
VAT on Sales Price (5%)	\$500,000
Attorney Fee (0.5% of Purchase Price)	\$50,000
VAT on Attorney Fee (10%)	\$5,000
Club Membership Initiation	\$250,000
<hr/>	
Total Initial Costs	\$10,805,000
2022 Club Dues (prorated)	\$68,750
2022 Homeowners' Association Dues (prorated)	\$29,700
<hr/>	
2022 Total Annual Costs	\$98,450







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)