



Baker's Bay
GOLF & OCEAN CLUB

Atlantic Club Cottage Homesite #5





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 Cottage #5

ATLANTIC CLUB

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

BAKER'S BAY MARINA VILLAGE

- 107 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

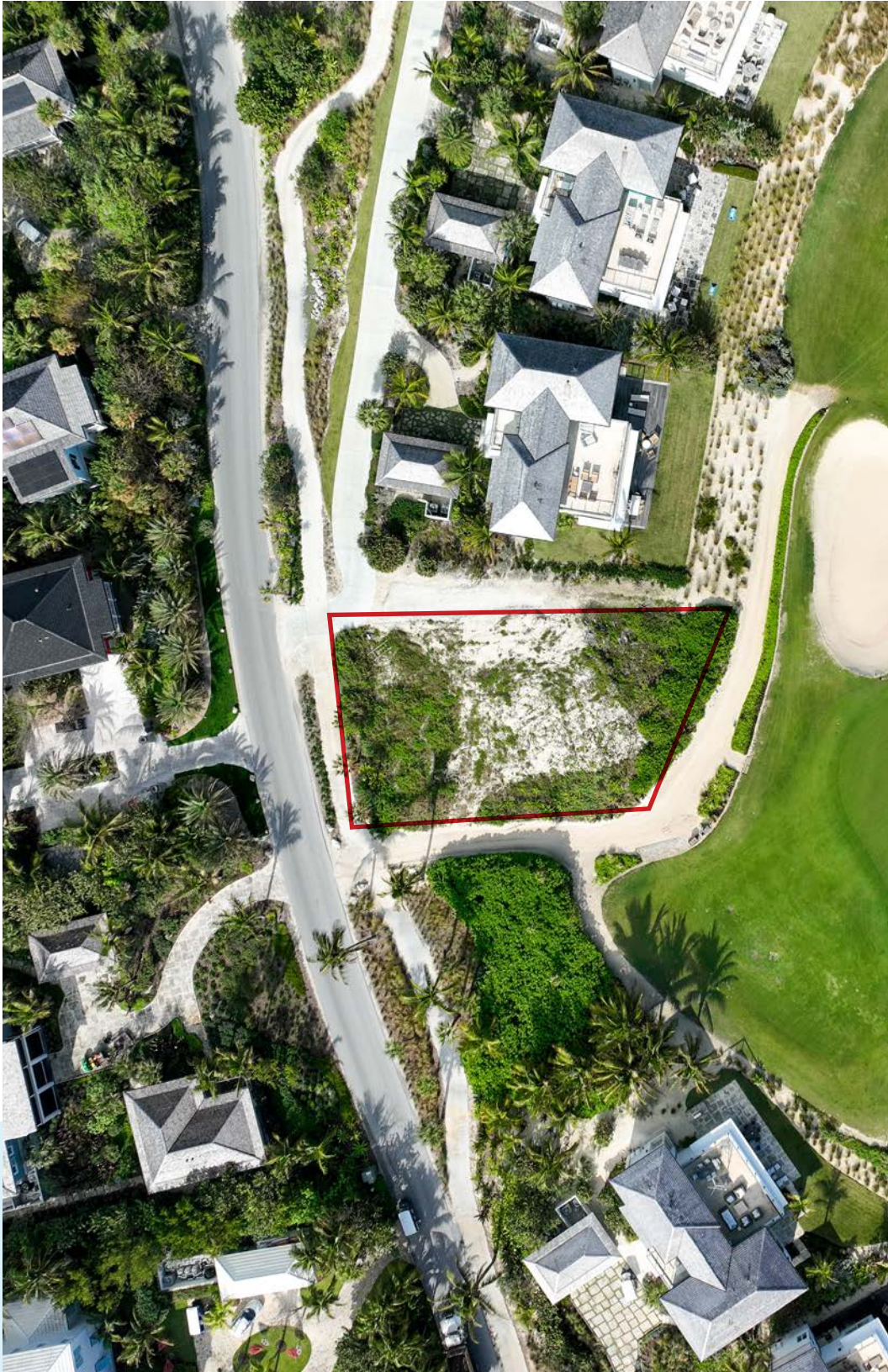
SETTLEMENT

via Bonnaventure
innouso bellegrade



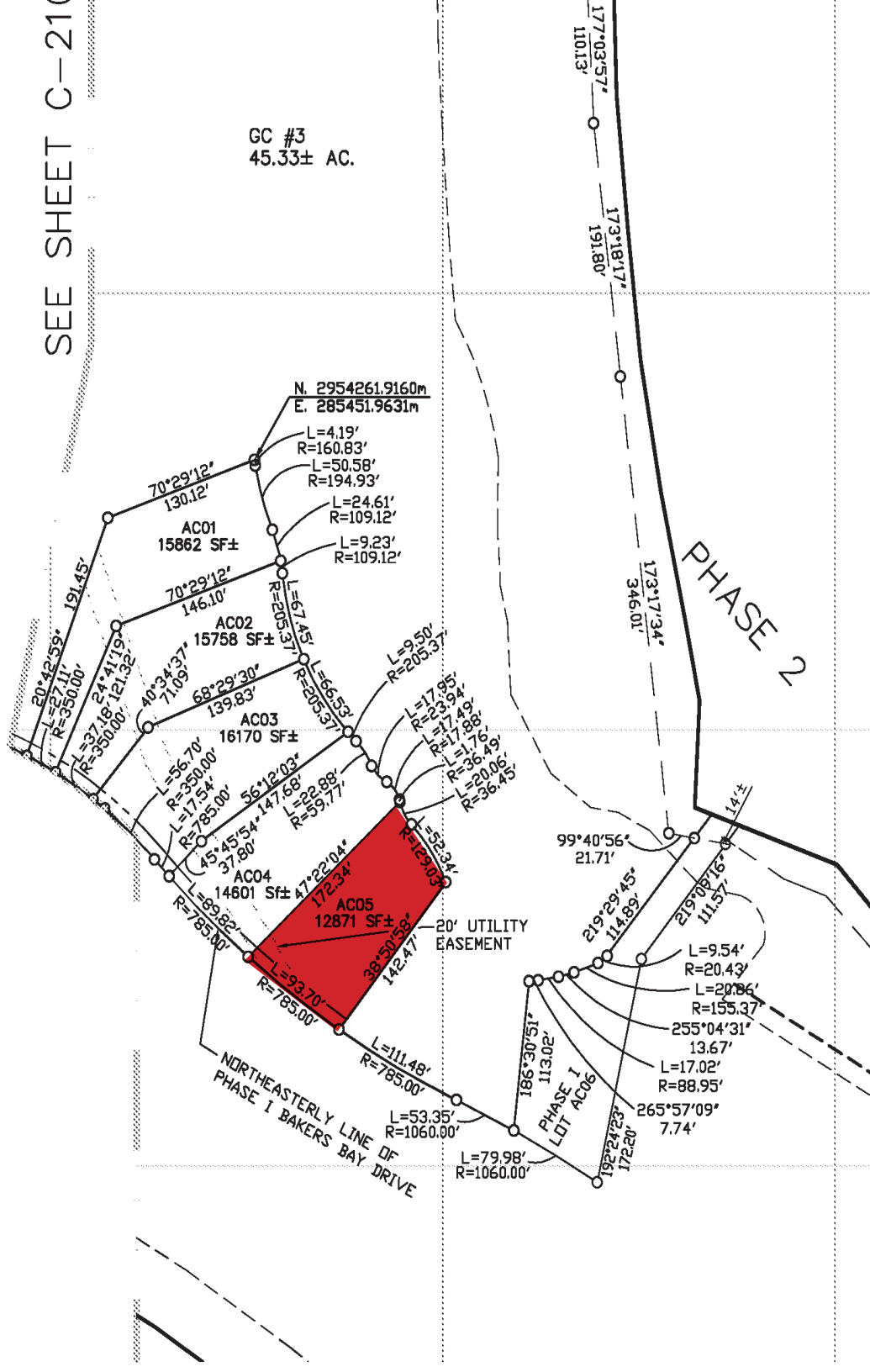
The Atlantic Club Cottage Homesite #5 is ideally located within steps of the Driving Range and the 18th fairway of the Tom Fazio-designed golf course. Each homesite offers sweeping views of the Atlantic Ocean over the 18th fairway & The Atlantic Ocean Beach.. The Atlantic Coast Cottages include nineteen homesites. This homesite is elevated situated on the 18th fairway, providing exceptional 2nd-floor sunrise views of golf and lively Atlantic Ocean.

Land Area	.30 acres
Golf Course Frontage	72'
Views	Golf Course & Atlantic Ocean/Sunrise Views



SEE SHEET C-210

GC #3
45.33± AC.

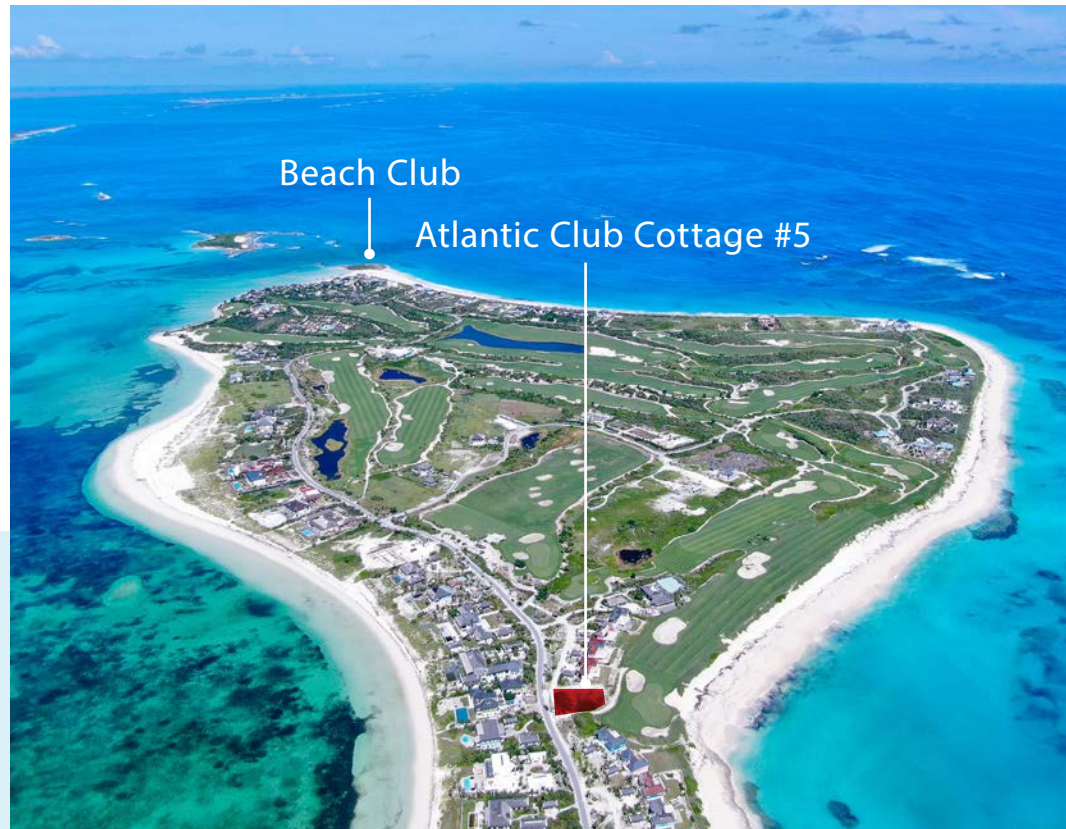


Atlantic Club Cottage Homesite #5



Cost Breakdown

Atlantic Club Cottage Homesite #5	\$5,850,000
VAT on Sales Price (5%)	\$292,500
Attorney Fee (0.5% of Purchase Price)	\$29,250
VAT on Attorney Fee (10%)	\$2,925
Club Membership Initiation	\$250,000
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Total Initial Costs	\$6,424,675
2025 Club Dues (prorated)	\$93,000
2025 Homeowners' Association Dues (prorated)	\$42,000
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2025 Total Annual Costs	\$135,000*



*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.

Email: info@bakersbayclub.com | bakersbayclub.com