



Baker's Bay
GOLF & OCEAN CLUB

Atlantic Club Cottage Homesite #5





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

Atlantic Club Cottage #5

ATLANTIC CLUB

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

BAKER'S BAY
ESTATE LOTS

Sea of Abaco

GOLF COURSE

- Practice Range
- Short Game Area
- Pro Shop

BAKER'S BAY

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

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

ATLANTIC
BEACH

SUNRISE BEACH
COTTAGES

SUNRISE BEACH
FLATS

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 Bonnaventure
innousobellegradre

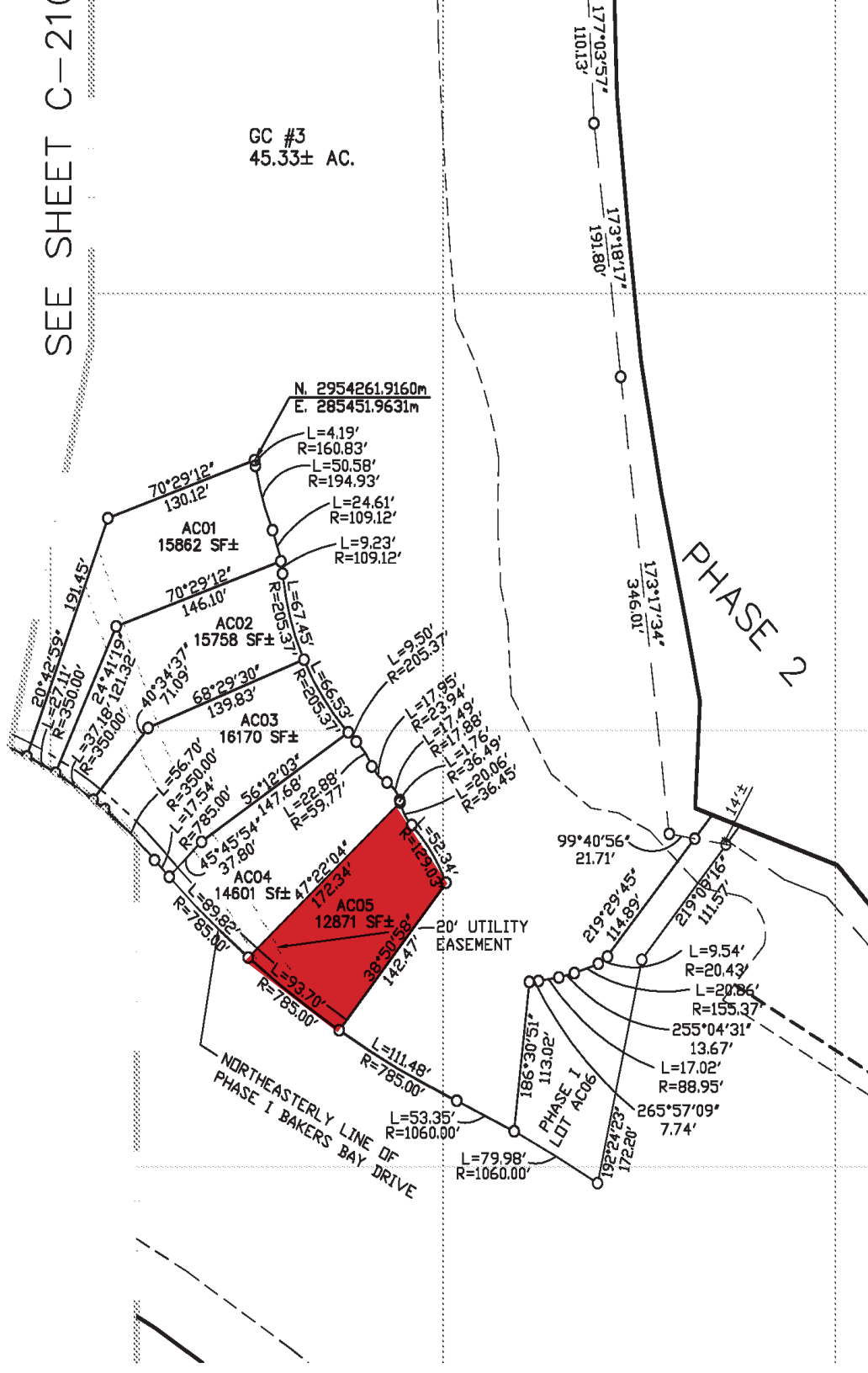
The Atlantic Club Cottage Homesite #5 is ideally located within steps of the Driving Range and the 18th fairway of the Tom Fazio-designed golf course. Each homesite offers sweeping views of the Atlantic Ocean over the 18th fairway & The Atlantic Ocean Beach.. The Atlantic Coast Cottages include nineteen 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.



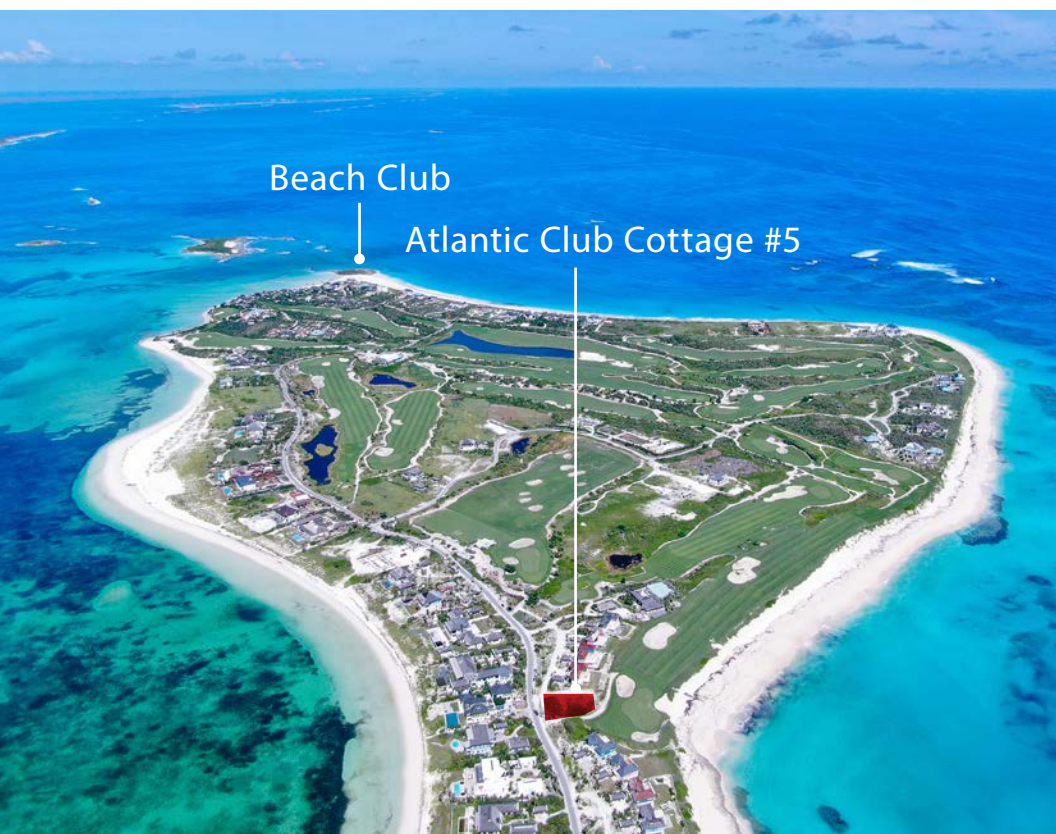
Atlantic Club Cottage Homesite #5



Cost Breakdown

Atlantic Club Cottage Homesite #5	\$4,950,000
VAT on Sales Price (5%)	\$247,500
Attorney Fee (0.5% of Purchase Price)	\$24,750
VAT on Attorney Fee (10%)	\$2,475
Club Membership Initiation	\$250,000
Total Initial Costs	\$5,474,725
Proposed 2026 Club Dues (prorated)	\$95,400
Proposed 2026 HOADues (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.

Email: info@bakersbayclub.com | bakersbayclub.com