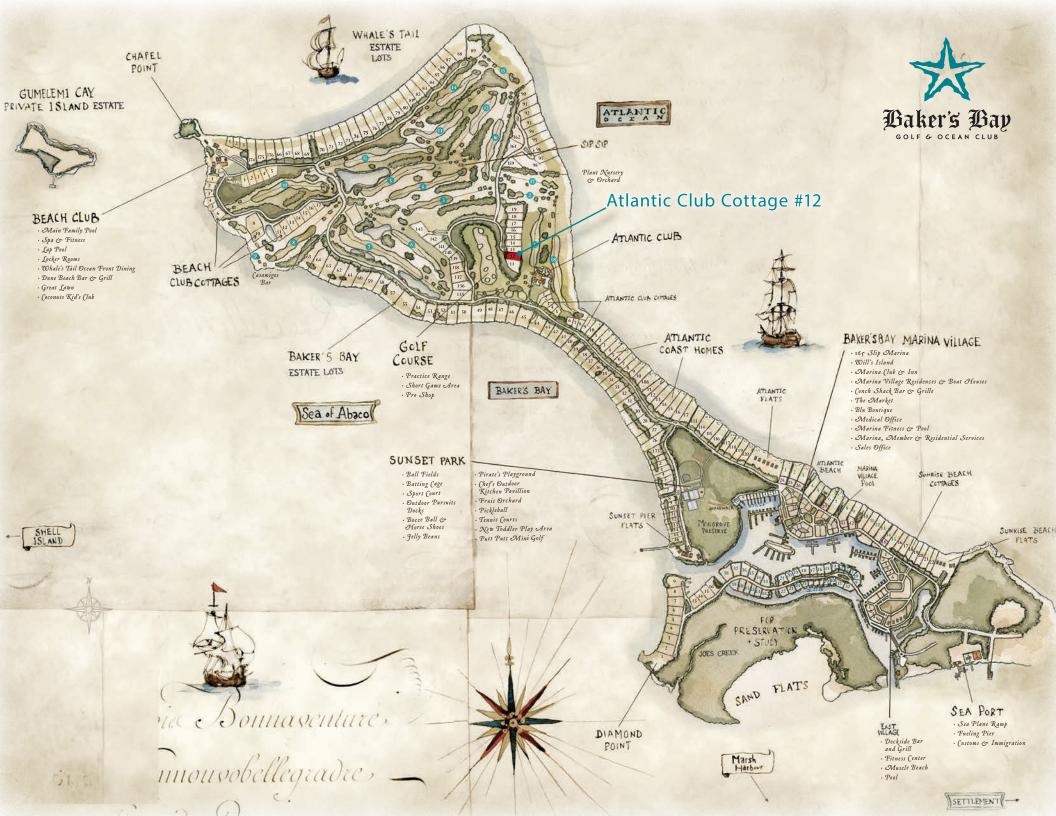


Atlantic Club Cottage Homesite #12





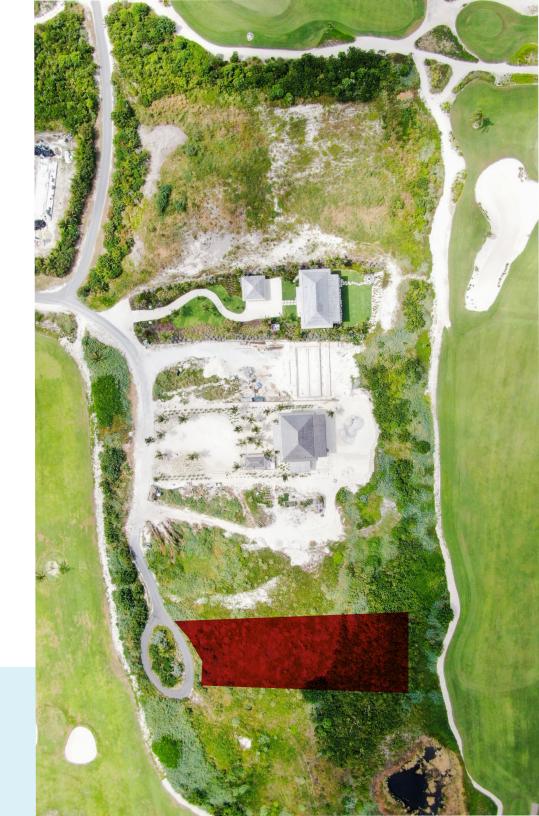
The Atlantic Club Cottage Homesites are ideally located within steps of the Atlantic Club, the golf practice facility, and the 1st tee box of the Tom Fazio-designed golf course. Homesite #12 offers sweeping views of the Atlantic Ocean over the 1st and 18th fairways. These lots are elevated along the first fairway, providing exceptional 2nd-floor sunrise views of golf and lively Atlantic Ocean.

Land Area 0.54 acres

Golf Course Frontage 116'

Depth of Lot 247'

Views Golf Course & Atlantic Ocean



Cost Breakdown

Total Initial Costs	\$3,925,000
Club Membership Initiation	\$250,000
VAT on Sales Price (5%)	\$175,000
Atlantic Club Cottages 12	\$3,500,000

2025 Club Dues (prorated)	\$93,000
2025 Homeowners' Association Dues (prorated)	\$42,000
2025 Total Annual Costs	\$135,000*









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