



Baker's Bay
GOLF & OCEAN CLUB

Atlantic Club Cottage Homesite #12





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 #12

ATLANTIC CLUB

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

- 105 Slip Marina
- Will's Island
- Marina Club & Inn
- Marina Village Residences & Boat Houses
- Conch Shack Bar & Grill
- 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

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

ATLANTIC FLATS

ATLANTIC BEACH

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 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

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

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



Atlantic Club Cottage Homesites





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