



Baker's Bay
GOLF & OCEAN CLUB

Atlantic Club Cottage Homesite #12





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 #12

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
- Coconut's 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

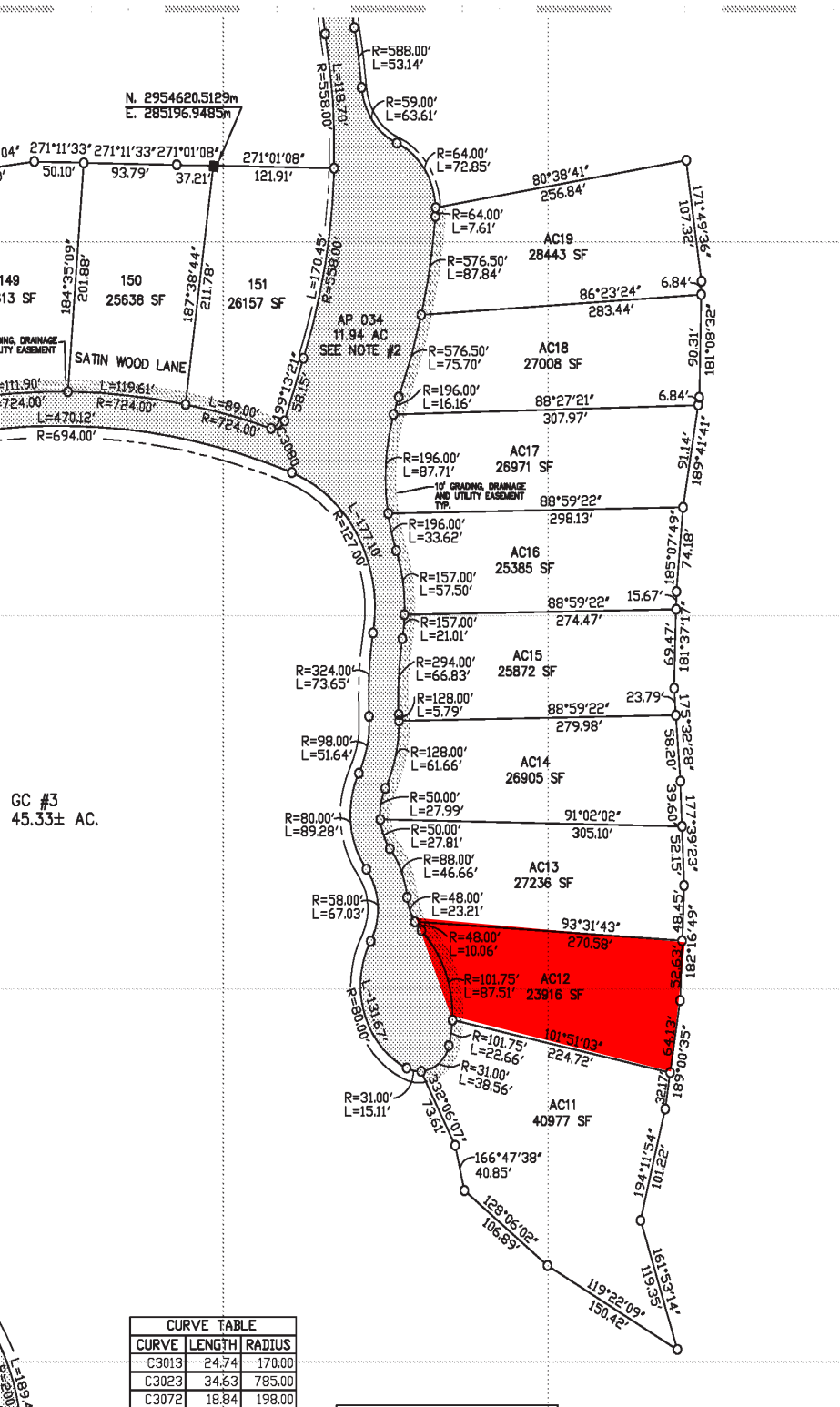
via Bonnaventure
innousobellegradre

The Atlantic Club Cottage 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



SEE SHEET C-208



Atlantic Club Cottage Homesite #12



Cost Breakdown

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