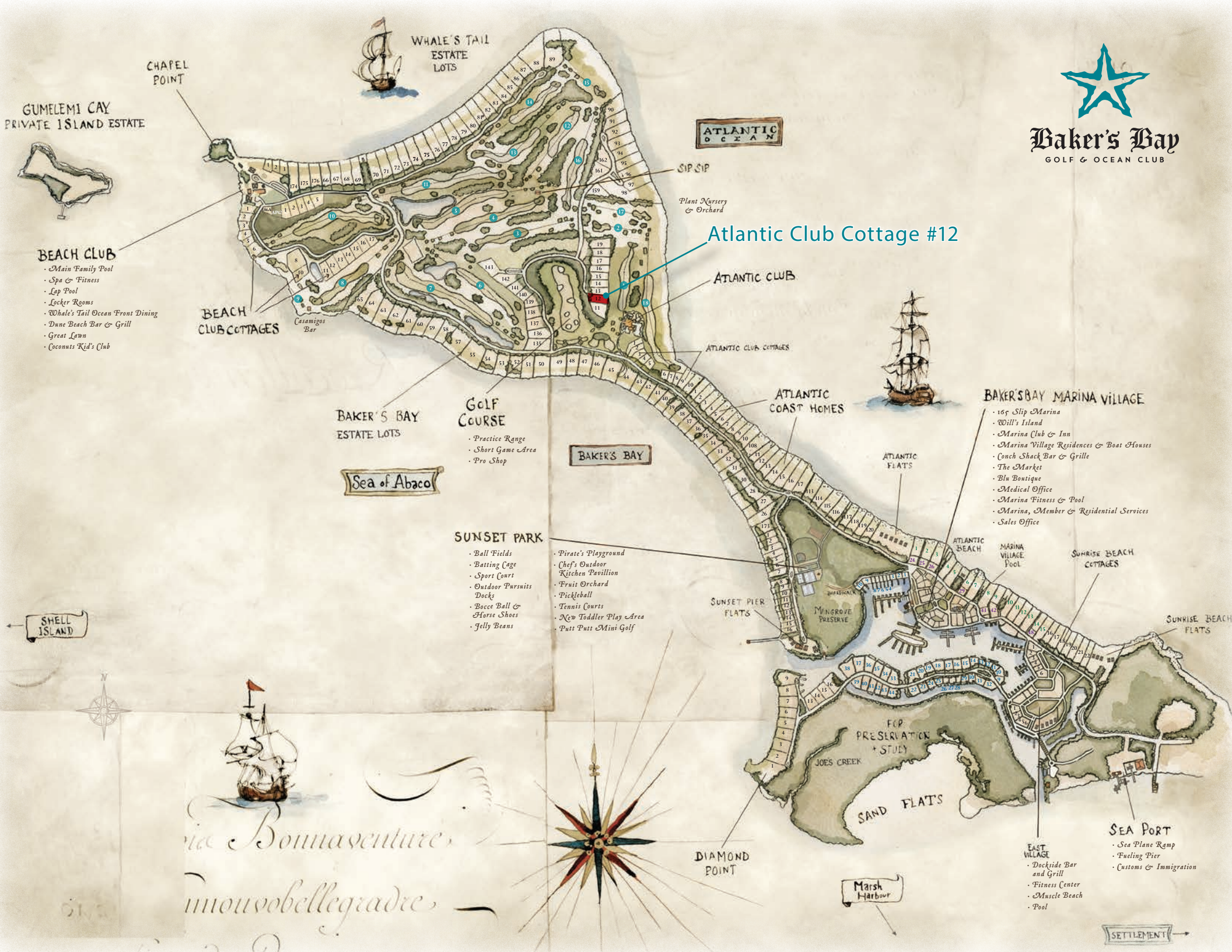
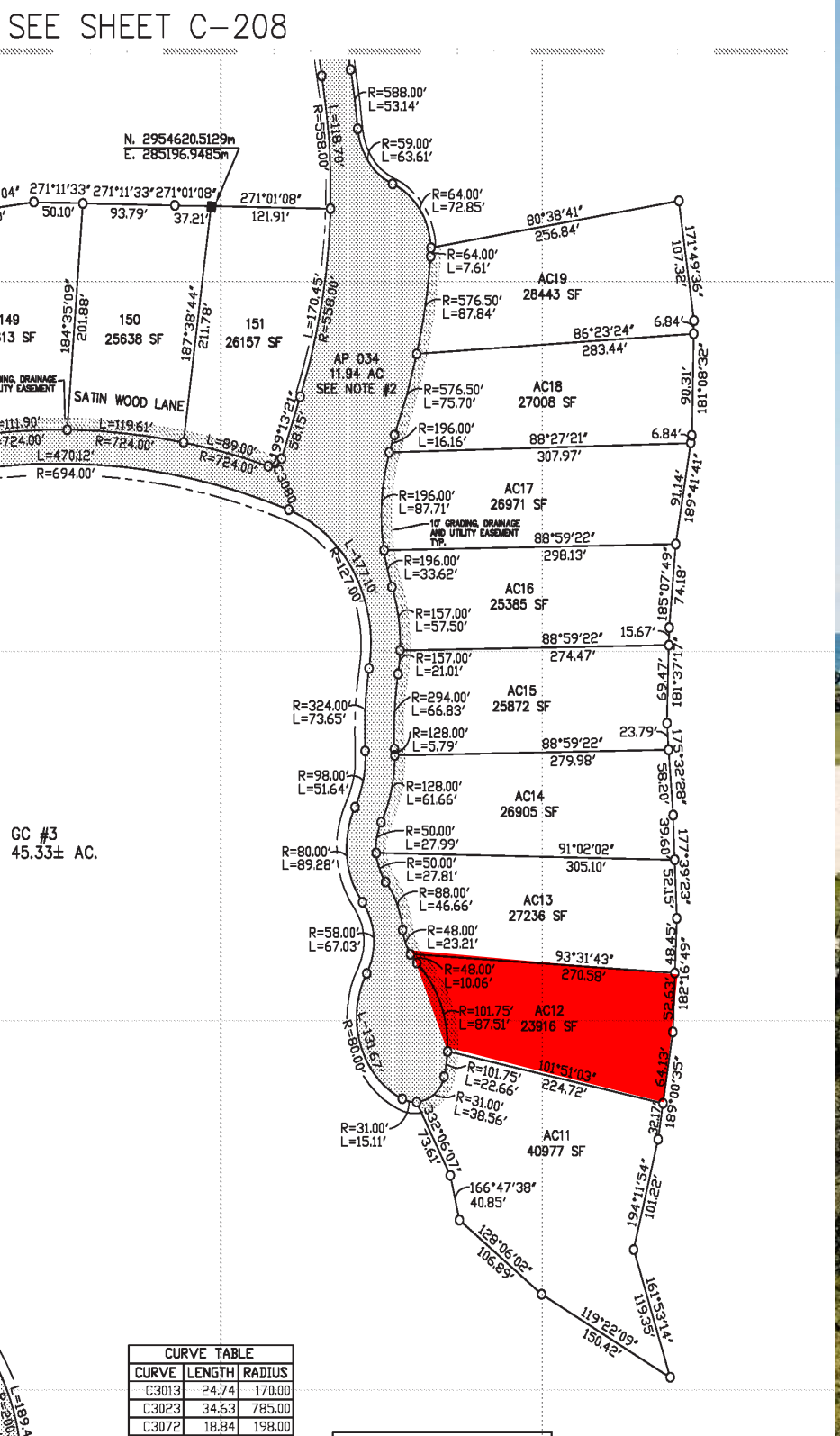
Atlantic Club Cottage Homesite #12

Baker's Bay
GOLF & OCEAN CLUB


Baker's Bay
GOLF & OCEAN CLUB
WHALE'S TAIL ESTATE LOTS
CHAPEL POINT
GUMELEMI CAY PRIVATE ISLAND ESTATE
ATLANTIC OCEAN
SIP SIP
Plant Nursery & Orchard
Atlantic Club Cottage #12
ATLANTIC CLUB
ATLANTIC CLUB COTTAGES
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
Casamigos Bar
BAKER'S BAY ESTATE LOTS
GOLF COURSE
· Practice Range
· Short Game Area
· Pro Shop
Sea of Abaco
BAKER'S BAY
ATLANTIC COAST HOMES
ATLANTIC FLATS
BAKER'S BAY MARINA VILLAGE
· 165 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
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
ATLANTIC BEACH
MARINA VILLAGE POOL
SUNRISE BEACH COTTAGES
SUNRISE BEACH FLATS
SUNSET PIER FLATS
MANGROVE PRESERVE
SHELL ISLAND
FOR PRESERVATION + STUDY
JOE'S CREEK
SAND FLATS
DIAMOND POINT
Marsh Harbour
EAST VILLAGE
· Dockside Bar and Grill
· Fitness Center
· Muscle Beach
· Pool
SEA PORT
· Sea Plane Ramp
· Fueling Pier
· Customs & Immigration
SETTLEMENT

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



CURVE TABLE		
CURVE	LENGTH	RADIUS
C3013	24.74	170.00
C3023	34.63	785.00
C3072	18.84	198.00

Atlantic Club Cottage Homesite #12

Cost Breakdown

Atlantic Club Cottages 12	$3,000,000
VAT on Sales Price (5%)	$150,000
Attorney Fee (0.5% of Purchase Price)	$15,000
VAT on Attorney Fee (10%)	$1,500
Club Membership Initiation (70% equity)	$750,000
Total Initial Costs	$3,916,000

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