



Baker's Bay
GOLF & OCEAN CLUB

Atlantic Club Cottage Homesite #13





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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

SUNRISE BEACH COTTAGES

SUNRISE BEACH FLATS

SEA PORT

- Sea Plane Ramp
- Fueling Pier

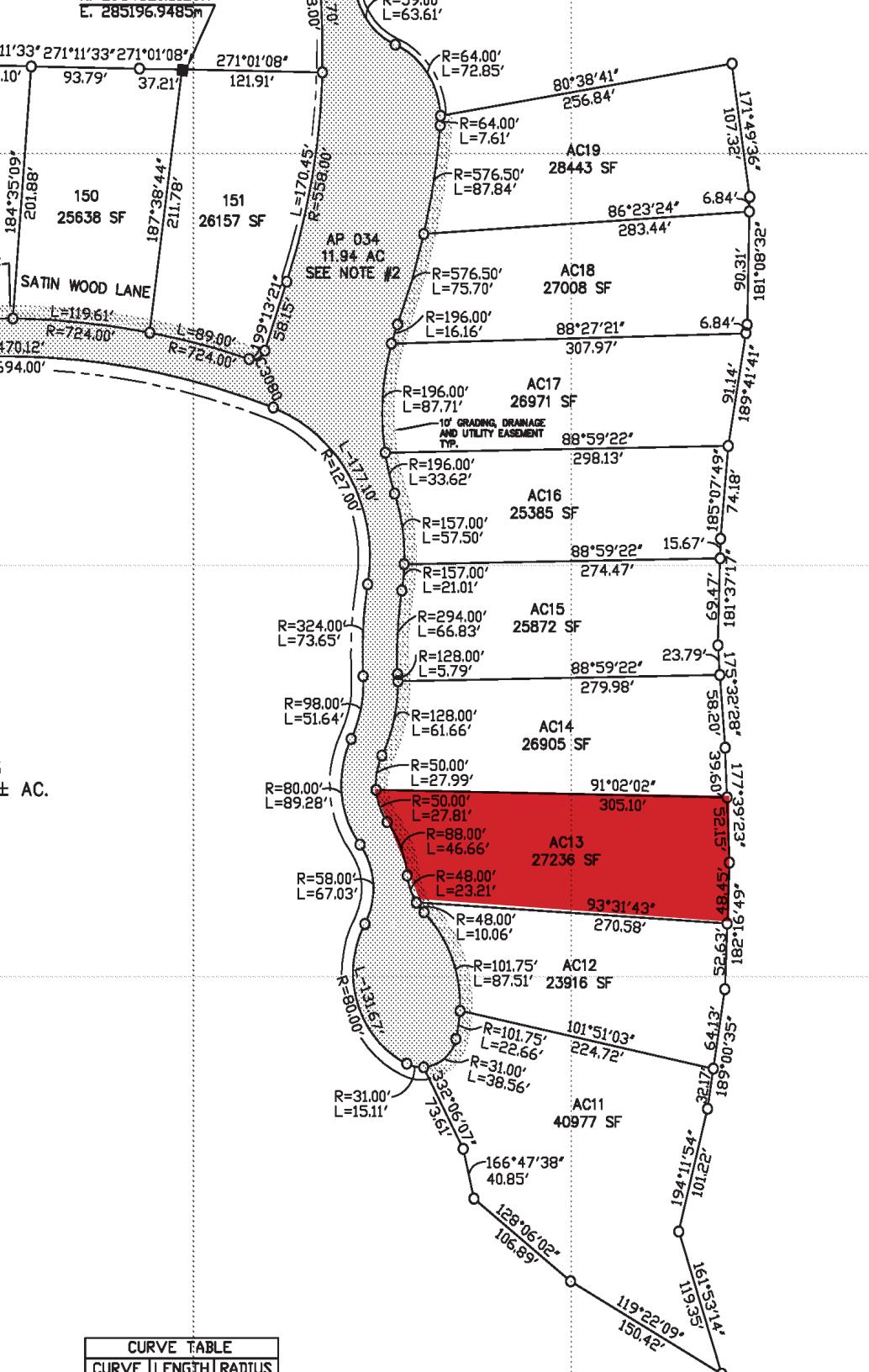
- Dockside Bar and Grill
- Fitness Center
- Muscle Beach
- Pool

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 #13 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	0.63 acres
Golf Course Frontage	96'
Depth of Lot	286'
Views	Golf Course & Atlantic Ocean





Cost Breakdown

Atlantic Club Cottage #13	\$2,900,000
VAT on Sales Price (5%)	\$145,000
Attorney's Fees (.5% of purchase Price	\$14,500
VAT on Attorney's Fees (10%)	\$1,450
Club Membership Initiation	\$250,000
Total Initial Costs	\$3,310,950

Proposed 2026 Club Dues (prorated)	\$95,400
Proposed 2026 HOA Dues (prorated)	\$43,260
Proposed 2026 Total Annual Costs	\$138,660*





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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