



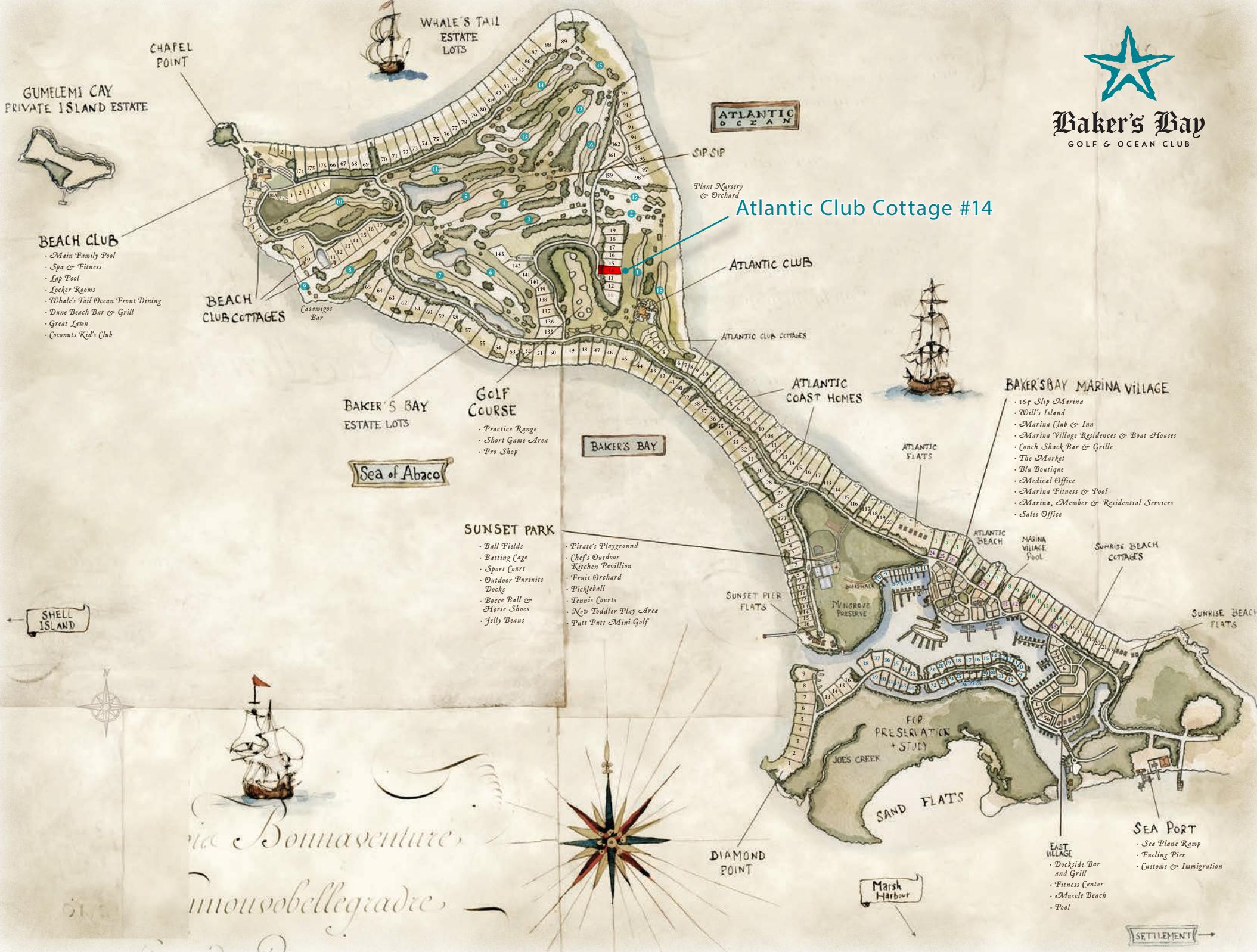
Baker's Bay  
GOLF & OCEAN CLUB

## Atlantic Club Cottage #14





**Baker's Bay**  
GOLF & OCEAN CLUB



CHAPEL POINT

GUMELEMI CAY  
PRIVATE ISLAND ESTATE

WHALE'S TAIL  
ESTATE  
LOTS



BEACH CLUB

- Main Family Pool
- Spa & Fitness
- Lap Pool
- Locker Rooms
- Whale's Tail Ocean Front Dining
- Dane Beach Bar & Grill
- Great Lawn
- Coconuts Kid's Club

BEACH  
CLUB  
COTTAGES

BAKER'S BAY  
ESTATE LOTS

Sea of Abaco

GOLF  
COURSE

- Practice Range
- Short Game Area
- Pro Shop

SHELL  
ISLAND



Die Bonnventure  
mouvo bellegracie

ATLANTIC  
OCEAN

SIP SIP

Plant Nursery  
& Orchard

Atlantic Club Cottage #14

ATLANTIC  
CLUB



ATLANTIC CLUB COTTAGES

ATLANTIC  
COAST HOMES

BAKER'S BAY

SUNSET PARK

- Ball Fields
- Batting Cage
- Sports Court
- Outdoor Pursuits
- Docks
- Bocce Ball & Horse Shoes
- Jelly Beans
- Pirate's Playground
- Chef's Outdoor Kitchen Pavilion
- Sports Court
- Fruit Orchard
- Pickleball
- Tennis Courts
- New Toddler Play Area
- Putt Putt Mini Golf

SHELL  
ISLAND

BAKER'S BAY

SUNSET PIER  
FLATS

MANGROVE  
PRESERVE

ATLANTIC  
BEACH

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

ATLANTIC  
FLATS

MARINA  
VILLAGE  
POOL

SUNRISE BEACH  
COTTAGES

SUNRISE BEACH  
FLATS

ATLANTIC  
FLATS

SUNRISE BEACH  
COTTAGES

SUNRISE BEACH  
FLATS

SUNRISE BEACH  
COTTAGES</

**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 #14 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** 0.62 acres

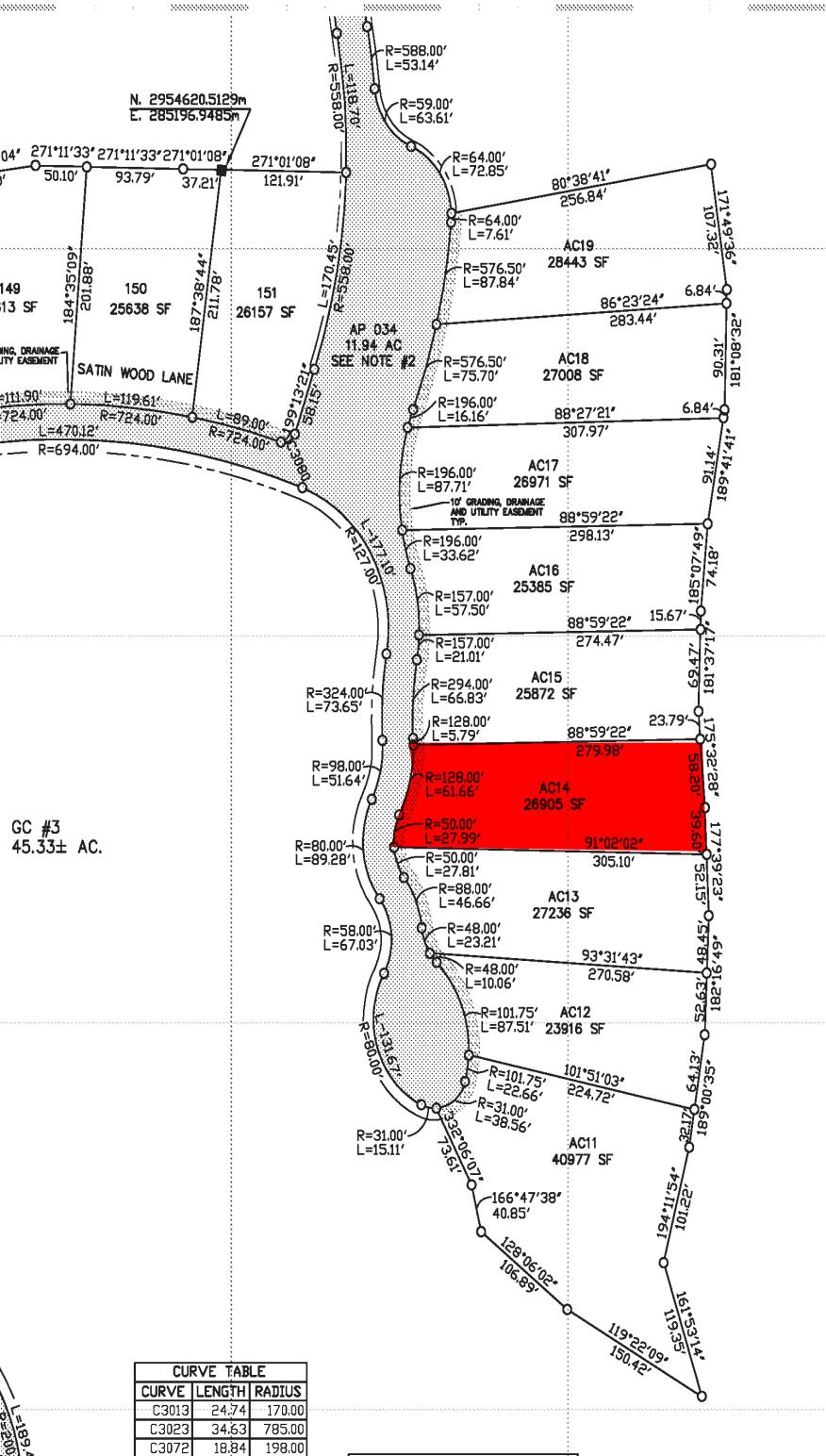
**Golf Course Frontage** 100'

**Depth of Lot** 310'

**Views** Golf Course & Atlantic Ocean







# Atlantic Club Cottage Homesite #12



## Cost Breakdown

Atlantic Club Cottages #14	\$3,200,000
VAT on Sales Price (5%)	\$160,000
Attorney Fee	\$16,000
VAT on Attorney Fee	\$1,600
Club Membership Initiation	\$250,000
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Total Initial Costs	\$3,627,600
Proposed 2026 Club Dues (prorated)	\$95,400
Proposed 2026 HOA Dues (prorated)	\$43,260
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Proposed 2026 Total Annual Costs	\$138,660*





**Baker's Bay**  
GOLF & OCEAN CLUB



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](mailto:info@bakersbayclub.com) | [bakersbayclub.com](http://bakersbayclub.com)