

Atlantic Club Cottage #14





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 #14

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

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

ATLANTIC CLUB

ATLANTIC CLUB COTTAGES

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

SUNRISE BEACH
COTTAGES

SUNRISE BEACH
FLATS

SUNSET PIER
FLATS

MANGROVE PRESERVE

FER PRESERVATION
STUDY

SAND FLATS

DIAMOND
POINT

Marsh
Harbour

SEA PORT

- Sea Plane Ramp
- Fueling Pier
- Customs & Immigration

EAST
VILLAGE

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

SETTLEMENT

via Bonnaventure
innousobellegradre



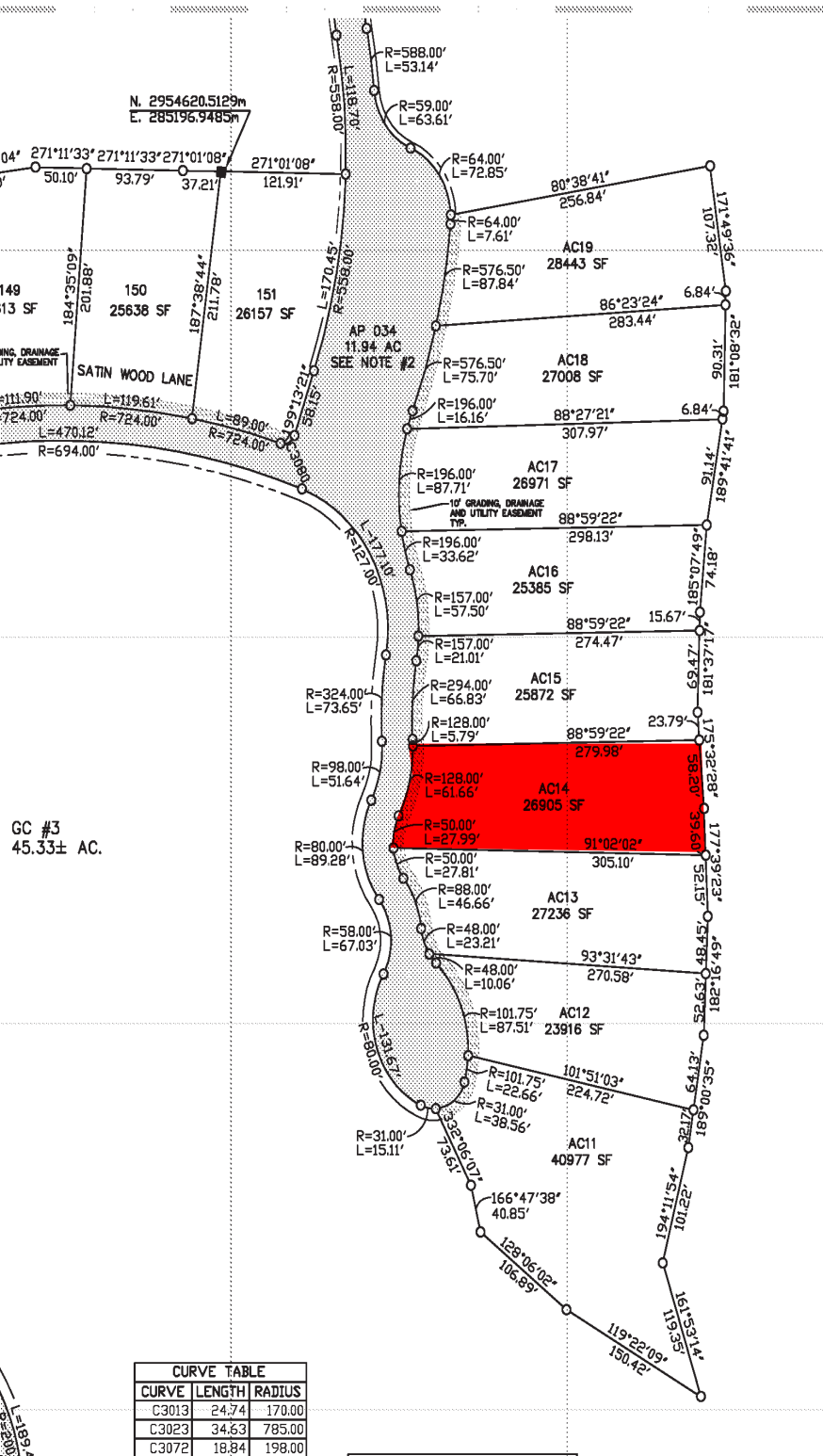
The Atlantic Club Cottage Homesites are ideally located within steps of the Atlantic Club, the golf practice facility, and the 1st tee box of the Tom Fazio-designed golf course. Homesite #14 offers sweeping views of the Atlantic Ocean over the 1st and 18th fairways. These lots are elevated along the first fairway, providing exceptional 2nd-floor sunrise views of golf and lively Atlantic Ocean.

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|----------------------|------------------------------|
| Land Area | 0.62 acres |
| Golf Course Frontage | 100' |
| Depth of Lot | 310' |
| Views | Golf Course & Atlantic Ocean |





SEE SHEET C-208



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 |
| Total Initial Costs | \$3,627,600 |

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

*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