



Baker's Bay
GOLF & OCEAN CLUB

Atlantic Club Cottage #19





Baker's Bay
GOLF & OCEAN CLUB

GUMELEMI CAY
PRIVATE ISLAND ESTATE



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

WHALE'S TAIL
ESTATE LOTS



ATLANTIC OCEAN

SIPSIP

Atlantic Club Cottage #19

Plant Nursery & Orchard

ATLANTIC CLUB

ATLANTIC CLUB COTTAGES



ATLANTIC COAST HOMES

BAKER'S BAY
ESTATE LOTS

GOLF COURSE

- Practice Range
- Short Game Area
- Pro Shop

Sea of Abaco

BAKER'S BAY

BAKER'S BAY MARINA VILLAGE

- 105 Slip Marina
- Will's Island
- Marina Club & Inn
- Marina Village Residences & Boat Houses
- Conch Shack Bar & Grill
- The Market
- Blu Boutique
- Medical Office
- Marina Fitness & Pool
- Marina, Member & Residential Services
- Sales Office

ATLANTIC FLATS

MARINA VILLAGE POOL

SUNRISE BEACH COTTAGES

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

MANGROVE PRESERVE

MARINA VILLAGE POOL

SUNRISE BEACH COTTAGES

SUNRISE BEACH FLATS

SHELL ISLAND

FOR PRESERVATION STUDY

JOES CREEK

SAND FLATS

SEA PORT

- Sea Plane Ramp
- Fueling Pier
- Customs & Immigration

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

DIAMOND POINT

Marsh Harbour

SETTLEMENT

*via Bonnaventure
innouso bellegrade*



Atlantic Club Cottage Homesite #19 is ideally located within steps of the soon-to-be rebuilt Atlantic Club and the Sip Sip comfort station, a member favorite. This homesite overlooks holes 1 and 18 providing expansive 2nd level sunrise views of the stunning Atlantic Ocean. A two mile stretch of beach, just across the fairway, allows for idyllic afternoon beach walks and refreshing ocean dips. Completed custom floor plans for this unique end lot have been approved and are available.

Land Area 28,443 sf | .65 acres

Golf Frontage 113'

Depth of Lot 283'

Location #1 & #2 green



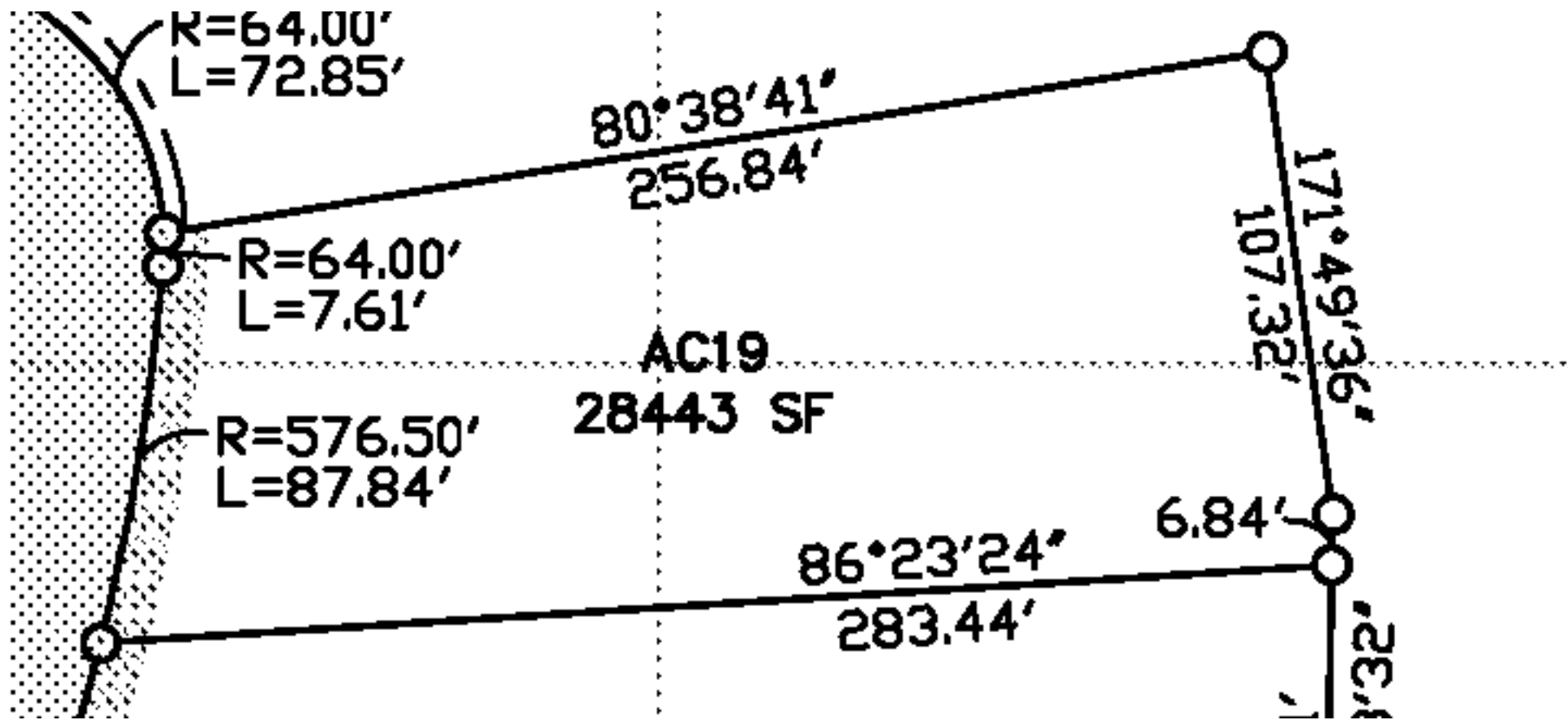
Atlantic Cub Cottage #19

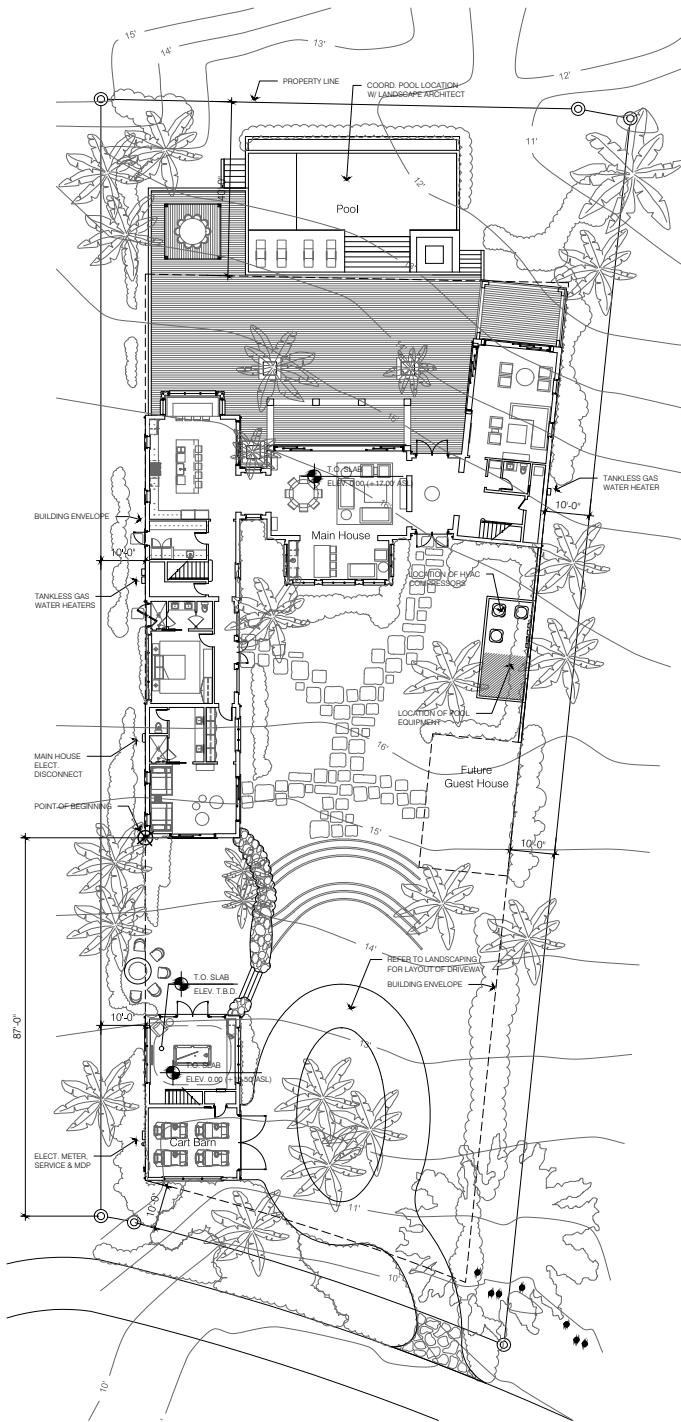


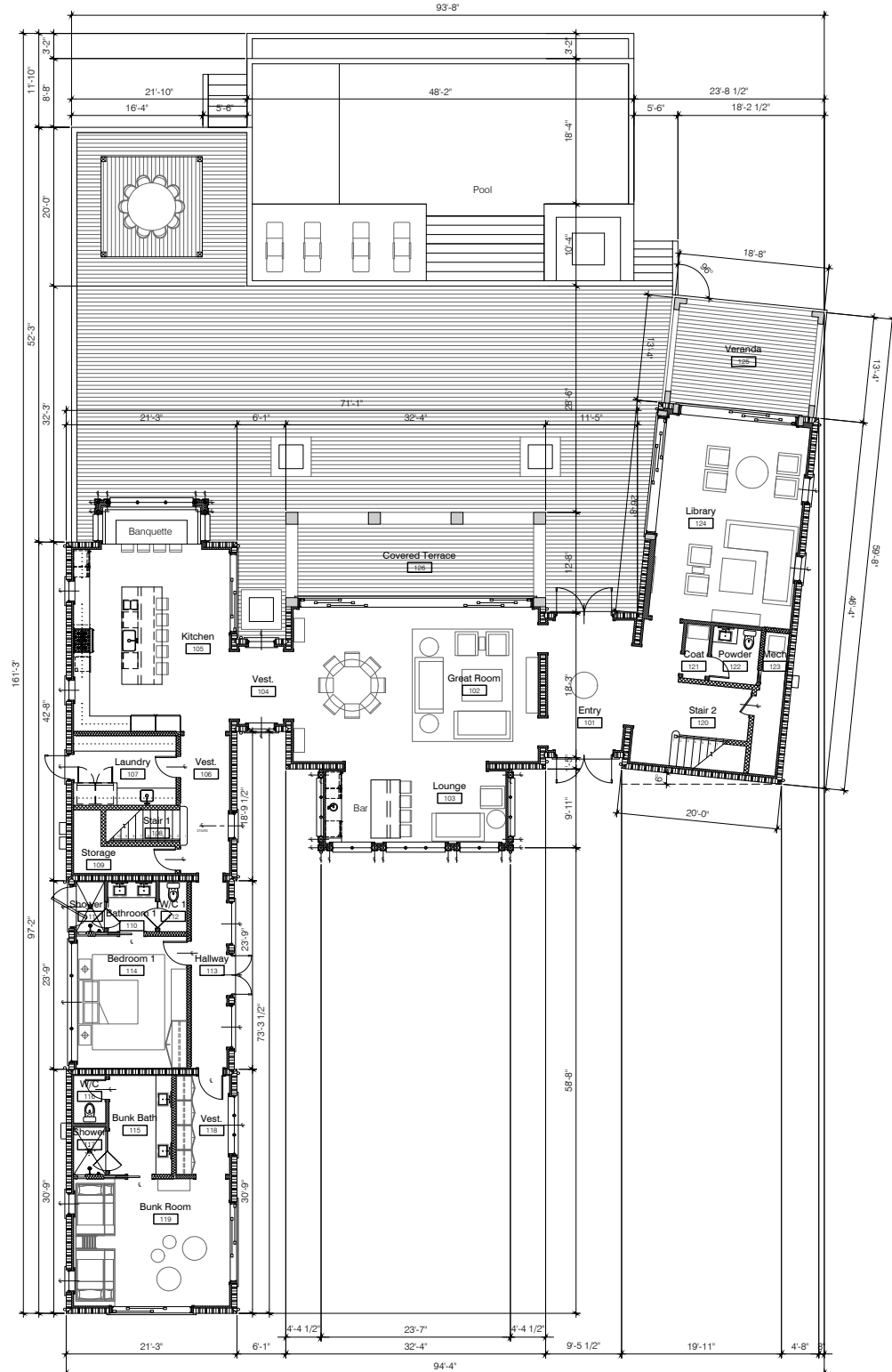
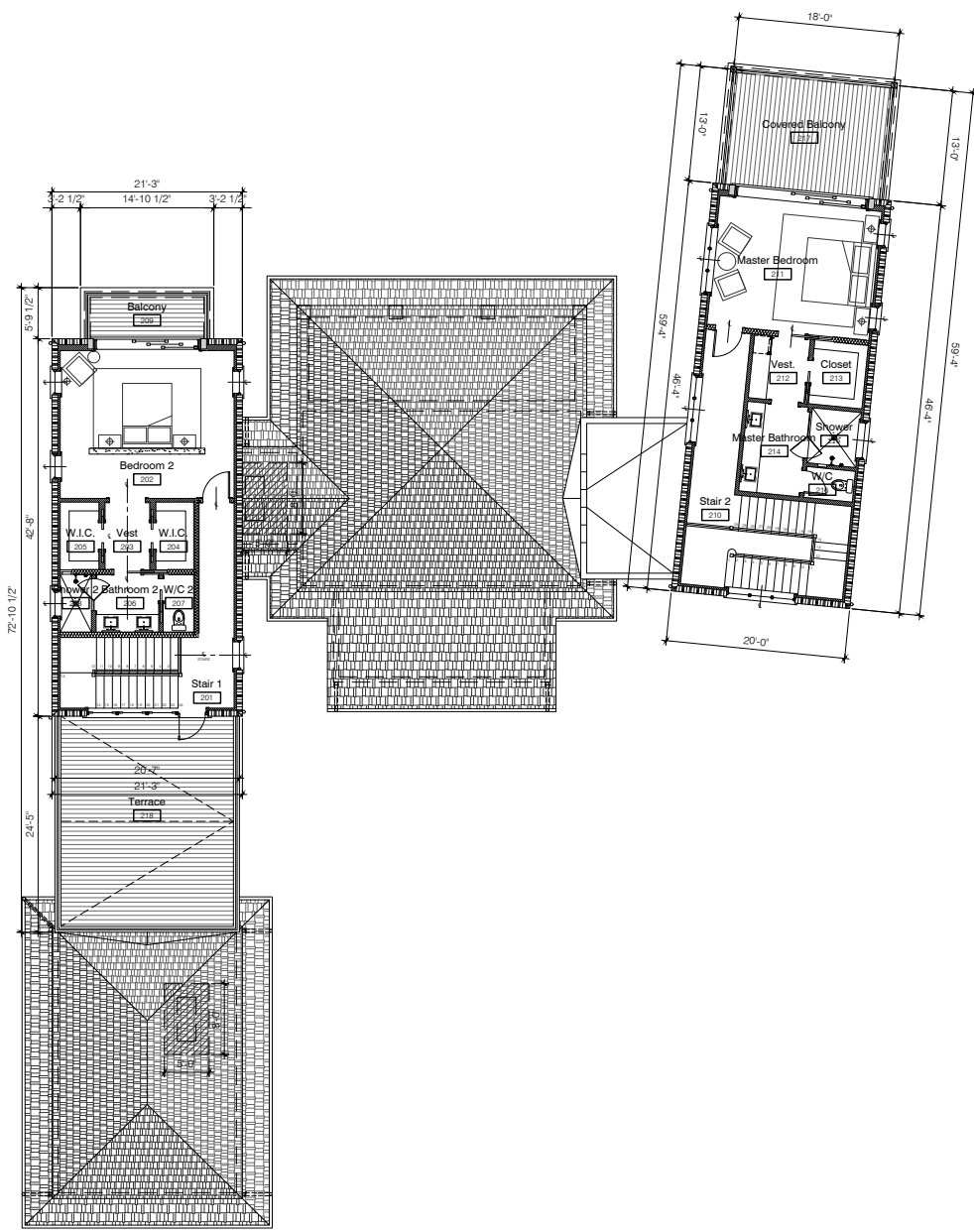
Cost Breakdown

ACC #19	\$3,650,000
VAT on Sales Price (5%)	\$182,500
Attorney Fee (0.5% of Purchase Price)	\$18,250
VAT on Attorney Fee (10%)	\$1,825
Club Membership Initiation	\$250,000
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Total Initial Costs	\$4,102,575
2024 Club Dues (prorated)	\$84,185
2024 Homeowners' Association Dues (prorated)	\$40,200
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2024 Total Annual Costs	\$124,385











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