



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

# Atlantic Club Cottage #19





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

CUMBERLAND  
PLANNED ISLAND ESTATE

CHATEL  
POINT



WHALE'S TAIL  
ESTATE  
2015

ATLANTIC  
OCEAN

Atlantic Club Cottage #19

BEACH CLUB

- Main Beach Club
- Spa & Fitness
- Day Spa
- Locker Room
- Whale's Tail Ocean Front Dining
- Ocean Beach Bar & Grill
- Ocean Cafe
- Ocean Kids Club

BEACH  
CLUB CONDOS

COLUMBUS

BAKER'S BAY  
ESTATE LOTS

Sea of Abaco

GOLF COURSE

- Practice Range
- Short Game area
- Tee Box

HARRIS BAY

SUNSET PARK

- Soft Tennis
- Swimming Deck
- Spa Pool
- Outdoor Tennis Courts
- Poolside Bar & Grill
- Fitness Center
- Kids Toddler Play area
- Poolside Water Golf
- Private Playground
- Club House
- Kitchen Pavilion
- Ocean Deck
- Poolside
- Tennis Courts
- Spa Toddler Play area
- Poolside Water Golf

ATLANTIC CLUBS

ATLANTIC CLUBS

ATLANTIC  
COAST HOMES



BAKER'S BAY MARINA VILLAGE

- 100 Slip Marina
- 100 Ft Island
- Marina Club & Spa
- Marina Water Equipment & Boat Rental
- Beach Bar & Grill
- The Marina
- Spa Lounge
- Medical Office
- Marina Restaurant
- Marina, Marina & Residential Services
- Sales Office

SUNSET  
PARK

SEA OF  
ABACO

SEA OF  
ABACO

SEA OF  
ABACO

SEA OF  
ABACO

SEA PORT

- Sea Port Bar & Grill
- Sea Port
- Ocean & Landscaping

SEA OF  
ABACO

- Sea Port Bar & Grill
- Ocean Center
- Ocean Beach
- Sea

SEA OF  
ABACO

*à la Bonne aventure  
à la Belle gradie*



SEA OF  
ABACO

SEA OF  
ABACO

SEA OF  
ABACO

**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

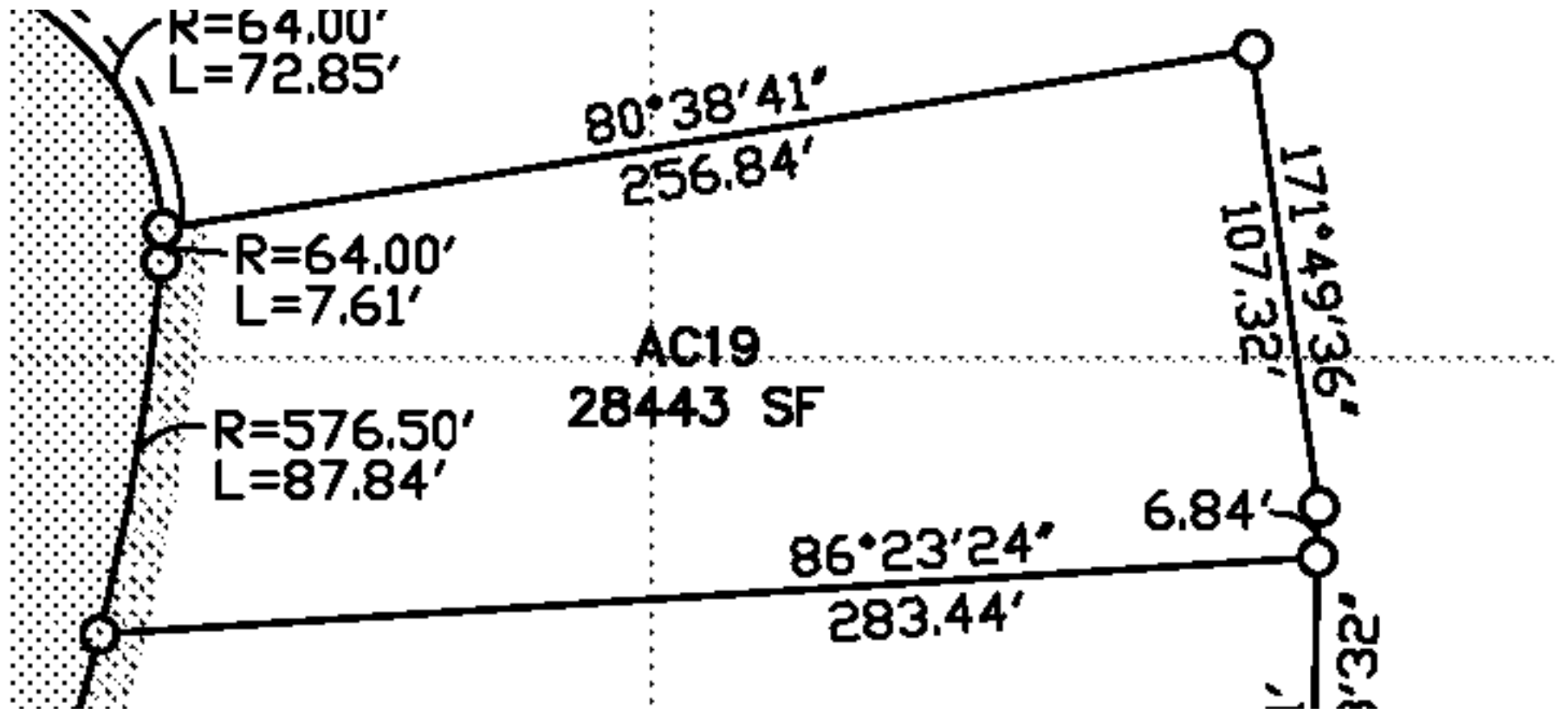


## Cost Breakdown

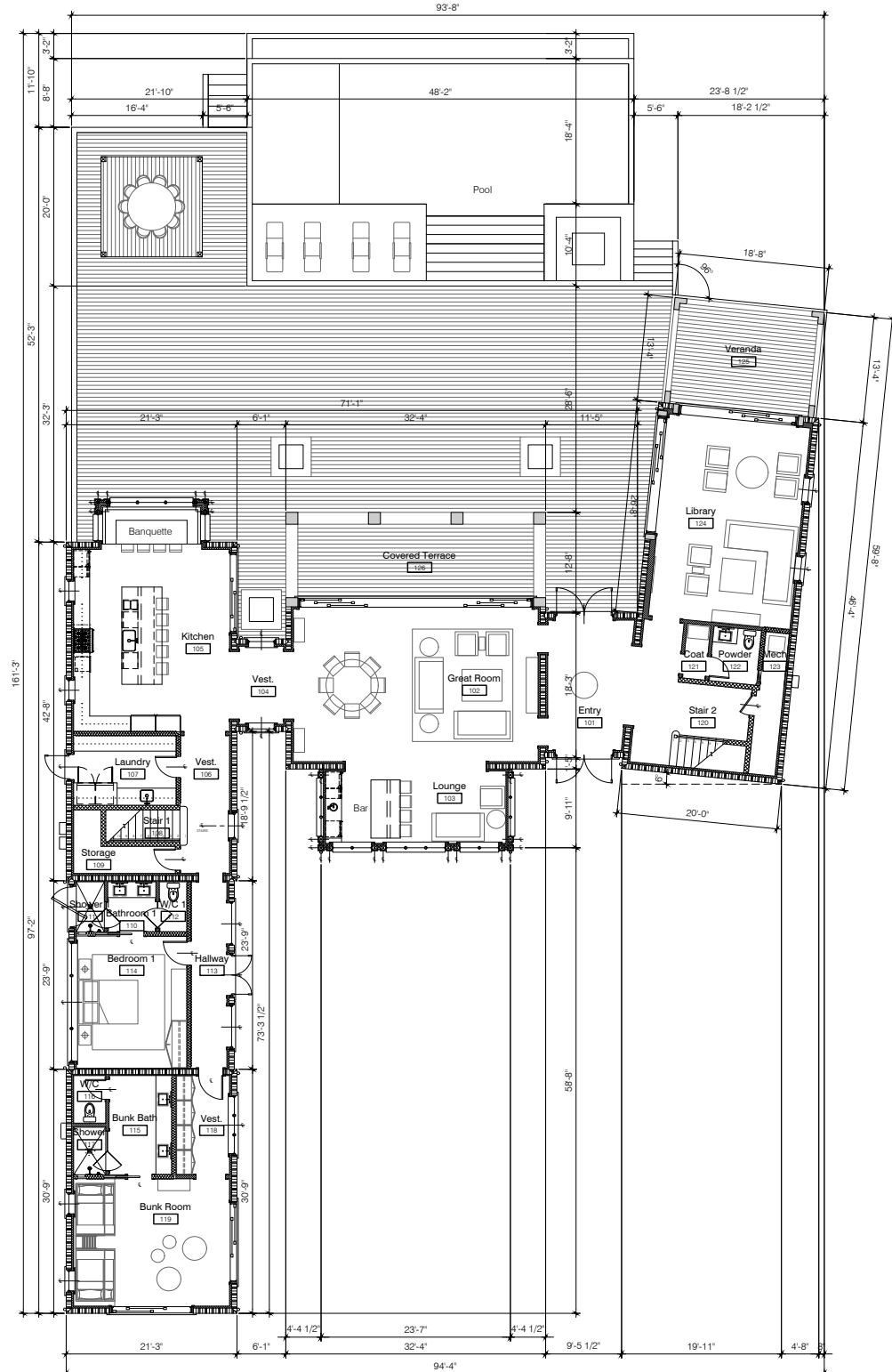
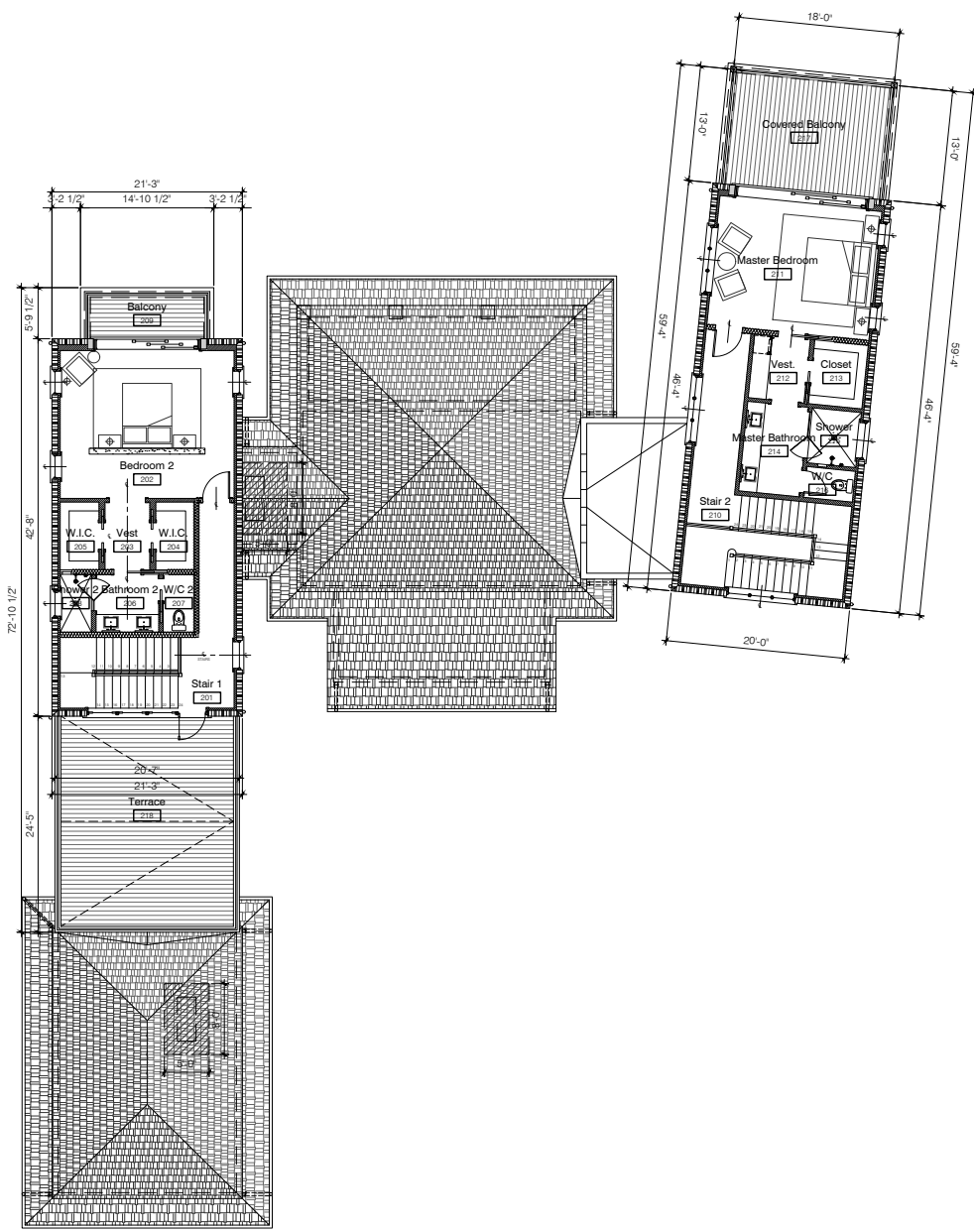
ACC #19	\$3,650,000
VAT on Sales Price (5%)	\$182,500
Attorney Fee (0.5% of Purchase Price)	\$18,250
VAT on Attorney Fee (10%)	\$1,825
Club Membership Initiation	\$250,000
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Total Initial Costs	\$4,102,575
2025 Club Dues (prorated)	\$93,000
2025 Homeowners' Association Dues (prorated)	\$42,000
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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](mailto:info@bakersbayclub.com) | [bakersbayclub.com](http://bakersbayclub.com)