

# Atlantic Club Cottage #19







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

GUMELEMI CAY  
PRIVATE ISLAND ESTATE

CHAPEL  
POINT

WHALE'S TAIL  
ESTATE LOTS

ATLANTIC  
OCEAN

SIP SIP

Atlantic Club Cottage #19

Plant Nursery  
& Orchard

BEACH CLUB

- Main Family Pool
- Spa & Fitness
- Lap Pool
- Locker Rooms
- Whale's Tail Ocean Front Dining
- Dune Beach Bar & Grill
- Great Lawn
- Coconut's 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

MARINA VILLAGE POOL

SUNRISE BEACH COTTAGES

SUNRISE BEACH FLATS

SUNSET PIER FLATS

MANGROVE PRESERVE

FOR 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





**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



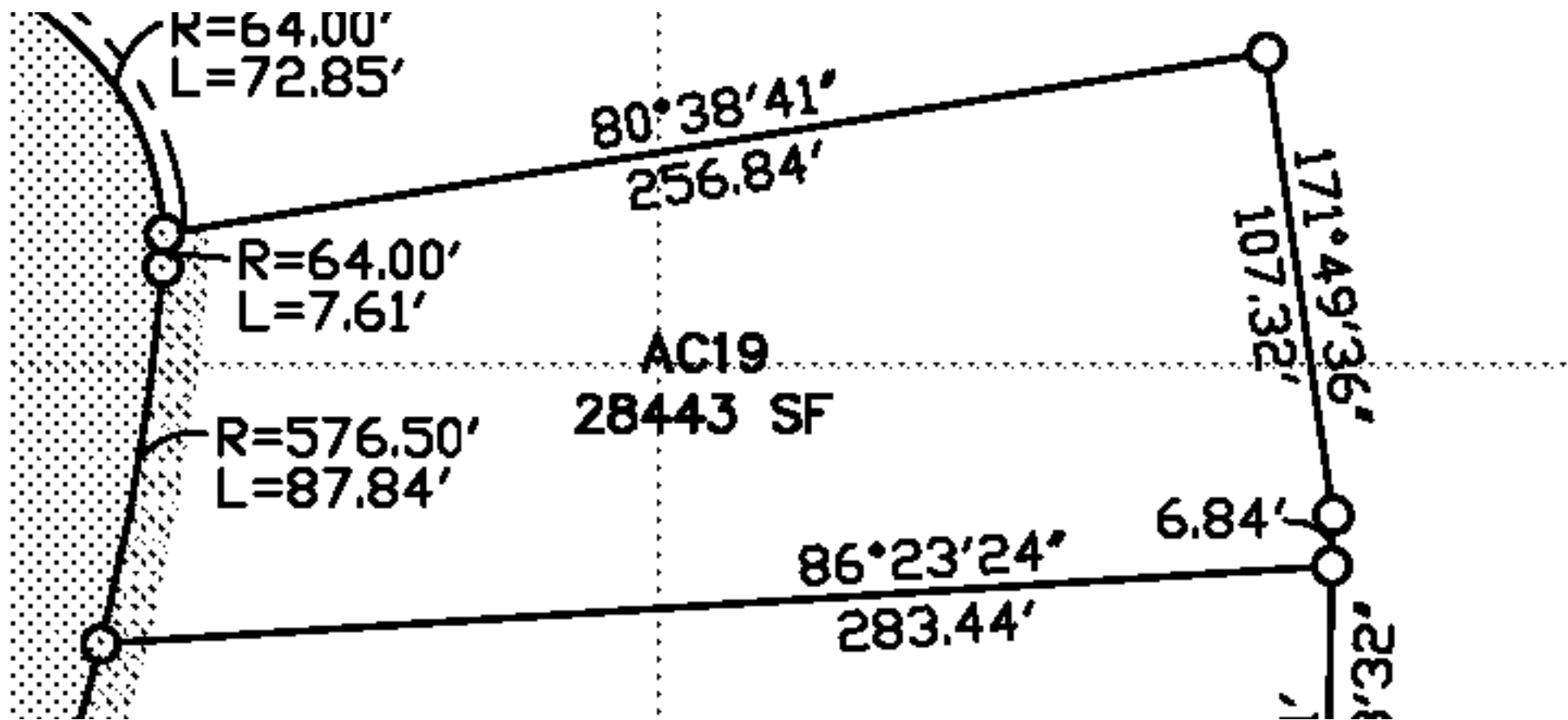


Cost Breakdown

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

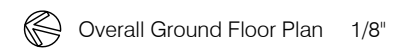
2023 Club Dues (prorated)	\$76,500
2023 Homeowners’ Association Dues (prorated)	\$36,500
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2023 Total Annual Costs	\$113,000











For more details on the floorplans, please reach out to  
info@bakersbayclub.com





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)