

Atlantic Club Cottage Homesite 12



Baker's Bay
GOLF & OCEAN CLUB





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

SIP SIP

Plant Nursery
& Orchard

Atlantic Club Cottage #12

ATLANTIC CLUB

ATLANTIC CLUB COTTAGES



BAKER'S BAY
ESTATE LOTS

GOLF COURSE

- Practice Range
- Short Game Area
- Pro Shop

Sea of Abaco

BAKER'S BAY

ATLANTIC
COAST HOMES

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

ATLANTIC BEACH

SUNRISE BEACH FLATS

SHELL ISLAND

FOR PRESERVATION STUDY

JOES CREEK

SAND FLATS

SEA PORT

- Sea Plane Ramp
- Fueling Pier
- Customs & Immigration

EAST VILLAGE

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

DIAMOND POINT

Marsh Harbour

SETTLEMENT

via Bonnaventure
innouso bellegrade



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. Each homesite offers sweeping views of the Atlantic Ocean over the 1st and 18th fairways. The phase 2 release includes nine homesites. They range in size from .4 to .5 acres, each elevated along the first fairway, providing exceptional 2nd-floor sunrise views of golf and lively Atlantic Ocean.

Land Area	.4 to .5 acres
Golf Course Frontage - Homesite 12	106'
Depth of Lot - Homesite 12	270'
Views	Golf Course & Atlantic Ocean



Cost Breakdown

Atlantic Club Cottages 12	\$3,500,000
VAT on Sales Price (5%)	\$175,000
Club Membership Initiation	\$250,000
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Total Initial Costs	\$3,925,000
2022 Club Dues (prorated)	\$68,750
2022 Homeowners' Association Dues (prorated)	\$29,700
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2022 Total Annual Costs	\$98,450



Atlantic Club Cottage Homesites





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