

# Atlantic Club Cottage Homesite 18



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







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GUMELEMI CAY  
PRIVATE ISLAND ESTATE

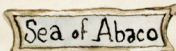


**BEACH CLUB**

- 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**

**BAKER'S BAY ESTATE LOTS**



**GOLF COURSE**

- Practice Range
- Short Game Area
- Pro Shop

**SUNSET PARK**

- Ball Fields
- Batting Cage
- Sport Court
- Outdoor Pursuits
- Docks
- Bocce Ball & Horse Shoes
- Jelly Beans
- Pirate's Playground
- Chef's Outdoor Kitchen Pavilion
- Fruit Orchard
- Pickleball
- Tennis Courts
- New Toddler Play Area
- Putt Putt Mini Golf

**WHALE'S TAIL ESTATE LOTS**



SIP SIP

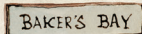
Plant Nursery & Orchard

Atlantic Club Cottage #18

**ATLANTIC CLUB**

ATLANTIC CLUB COTTAGES

**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

ATLANTIC BEACH

**MARINA VILLAGE POOL**

**SUNRISE BEACH COTTAGES**

SUNSET PIER FLATS

MANGROVE PRESERVE

SUNRISE BEACH FLATS

SHELL ISLAND

FOR PRESERVATION + STUDY  
JOES CREEK  
SAND FLATS

**SEA PORT**

- Sea Plane Ramp
- Fueling Pier
- Customs & Immigration

EAST VILLAGE

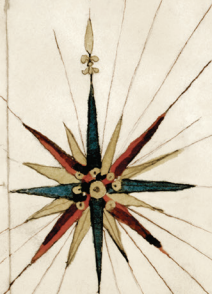
- Dockside Bar and Grill
- Fitness Center
- Muscle Beach
- Pool

DIAMOND POINT

Marsh Harbour

SETTLEMENT

*via Bonnaventure  
innosobellegradre*



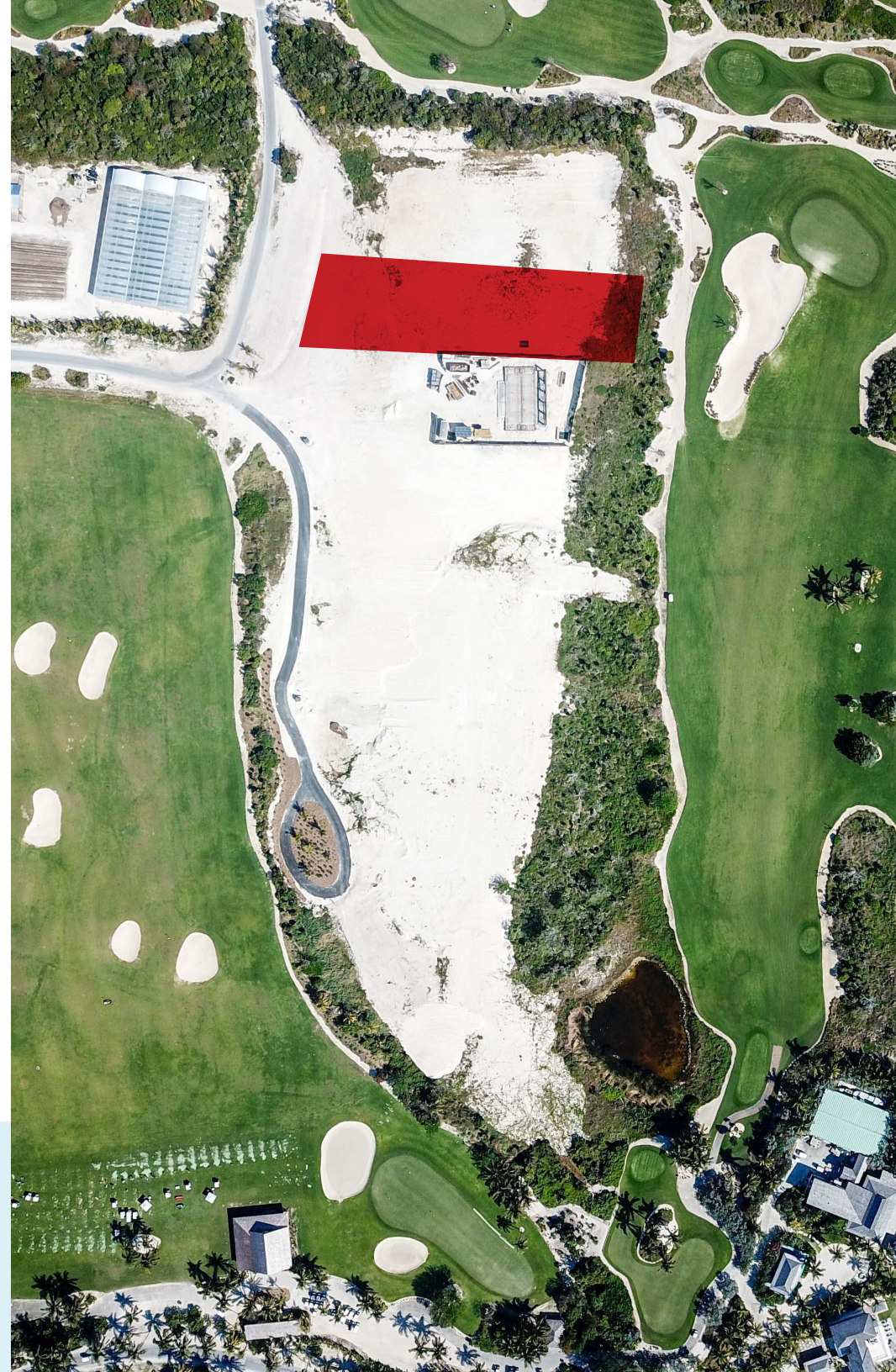


The Atlantic Club Cottage Homesite #18 is ideally located within steps of the Atlantic Club, the golf practice facility, and the 1st tee box of the Tom Fazio-designed golf course. Each homesite offers sweeping views of the Atlantic Ocean over the 1st and 18th fairways. The phase 2 release includes nine homesites. This homesite is elevated along the first fairway, providing exceptional 2nd-floor sunrise views of golf and lively Atlantic Ocean.

Land Area .62 acres

Golf Course Frontage 90'

Views Golf Course & Atlantic Ocean





## Cost Breakdown

Atlantic Club Cottage Homesite 18	\$2,800,000
VAT on Sales Price (5%)	\$140,000
Attorney Fee (0.5% of Purchase Price)	\$14,000
VAT on Attorney Fee (10%)	\$1,400
Club Membership Initiation	\$250,000
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Total Initial Costs	\$3,205,400
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](mailto:info@bakersbayclub.com) | [bakersbayclub.com](http://bakersbayclub.com)