



"Grand Central" | Beach Club Cottage #13





GUMELEMI CAY PRIVATE ISLAND ESTATE



CHAPEL POINT

SPA COTTAGES

SPA BUNGALOWS

WHALE'S TAIL ESTATE LOTS

ATLANTIC OCEAN

SIP SIP

Plant Nursery & Orchard

ATLANTIC CLUB COTTAGES (PHASE 2)

ATLANTIC CLUB
- Dining Pavilion
- Bunker's Bar

ATLANTIC CLUB COTTAGES

ATLANTIC COAST HOMES



PHASE 2 ATLANTIC COAST HOMES

BAKER'S BAY MARINA VILLAGE

- 165 Slip Marina
- Marina Club & Inn
- Marina Village Residences & Boat Houses
- Conch Shack Bar & Grille
- The Market & Post Office
- Blu Boutique & Other Shops
- Medical Office
- Marina Fitness & Pool
- Marina, Member & Residential Services
- Sales Office

BEACH CLUB

- Main Family Pool
- Spa & Fitness
- Lap Pool
- Locker Rooms
- Whale's Tail Ocean Front Dining
- Palapa Beach Bar & Grill
- Great Lawn
- Coconut's Kid's Club
- Kid's Diner
- Theater
- Game Room
- Marine Science Classroom

BEACH CLUB COTTAGES

Grand Central

BAKER'S BAY ESTATE LOTS

GOLF COURSE

- Practice Range
- Short Game Area
- Pro Shop

BAKER'S BAY

Sea of Abaco

Notes

SUNSET PARK

- Ball Fields
- Batting Cage
- Sport Court
- Outdoor Pursuits
- Docks
- Bocce Ball & Horse Shoes
- Ropes Course
- Jelly Beans
- Pirate's Playground
- Hydroponic Garden
- Chef's Outdoor Kitchen Pavilion
- Fruit Orchard
- Pickle Ball
- Tennis Courts
- Trampolines
- Climbing Wall
- New Toddler Play Area
- Putt Putt Mini Golf

SUNSET PIER FLATS

MANGROVE PRESERVE

ATLANTIC BEACH MARINA VILLAGE POOL

SUNRISE BEACH COTTAGES

EAST VILLAGE
- Dockside Bar and Grill
- Fitness Center
- Pool
- Zipline
- Waterslide

SUNRISE BEACH FLATS

FCP PRESERVATION STUDY

JOES CREEK

SAND FLATS

SEA PORT

- Sea Plane Docks & Ramp
- Fueling Pier
- Customs & Immigration

DIAMOND POINT

Marsh Harbour

SETTLEMENT

SHELL ISLAND



Baker's Bay GOLF & OCEAN CLUB

GREAT GUANA CAY
ABACO, THE BAHAMAS
TEL (954) 236-9561

WWW.BAKERSBAYCLUB.COM

via Bonnaventure
innosobellegrade



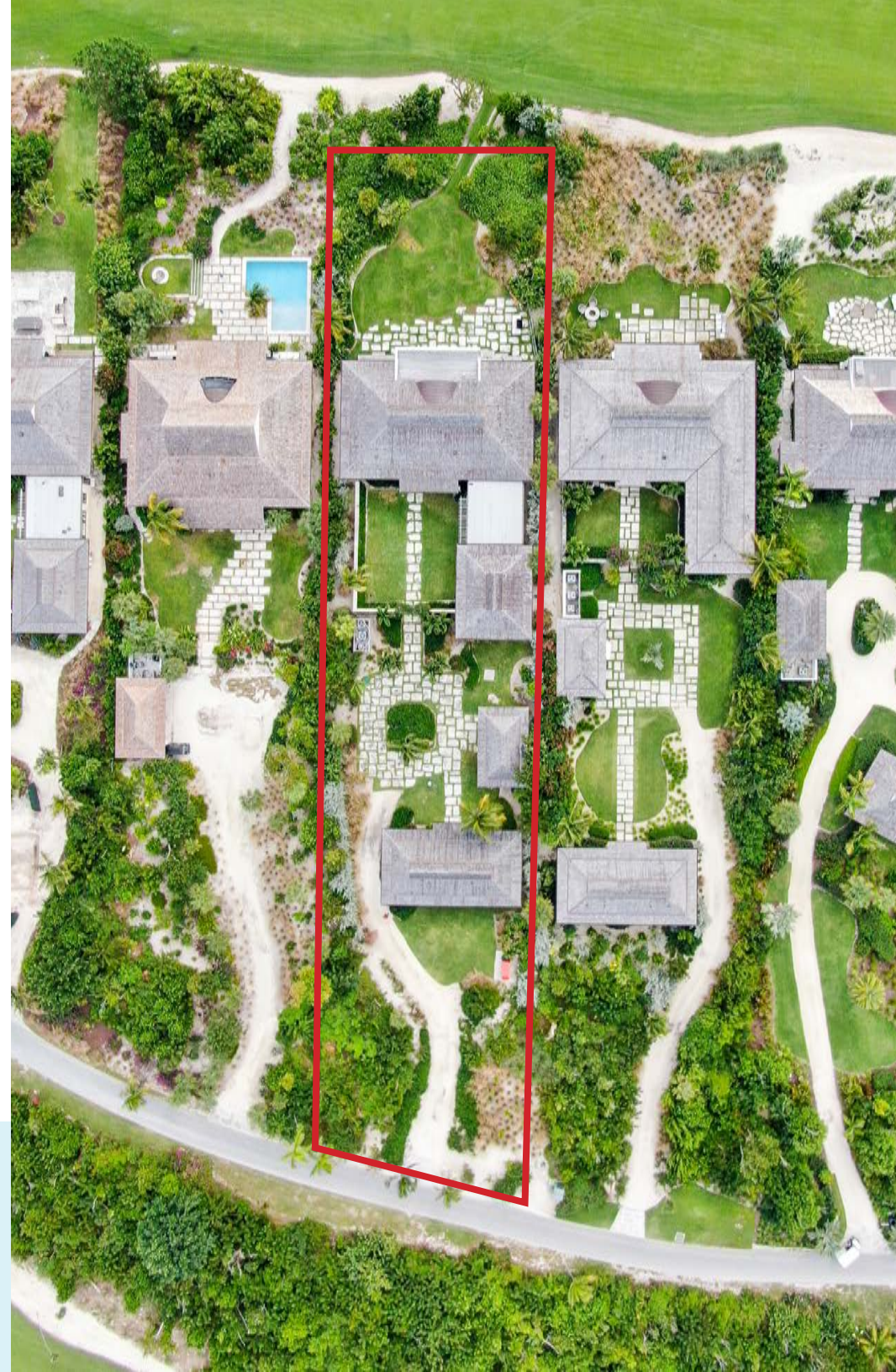
Located on 8th fairway, this family compound is situated not only close to the Casamigos Tequila & Taco Bar but also to The Beach Club and all of its amenities. The 3,640 sq. ft., Beach Club Cottage features 4 spacious bedrooms and 4.5 bathrooms. With a large open kitchen and living area, this home is perfect for entertaining or just spending time with family. A set back 2 bedroom, 2 bathroom guest house ensures that guests have their own quaint retreat. A large outdoor cart barn with additional closed in storage provides ample space for all “island toys” such as bikes, paddle boards, etc.

Land Area 30,306 sf | .70 acres

Golf Frontage 85'

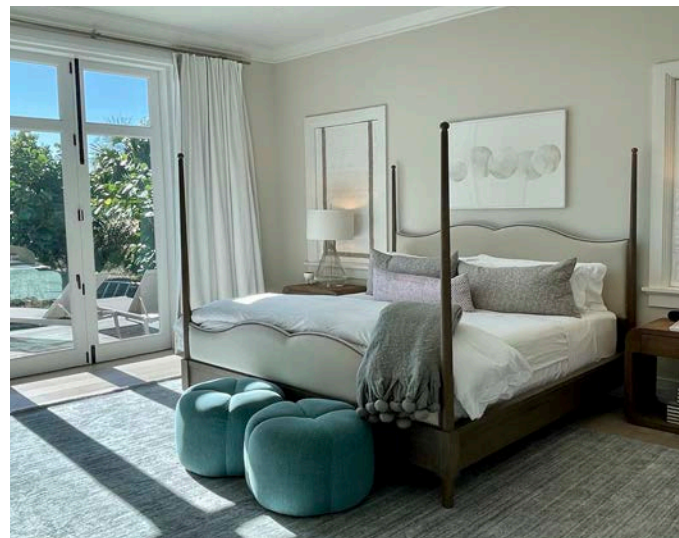
Depth of Lot 316'

Views Hole #8 Fairway



"Grand Central"





Cost Breakdown

“Grand Central” Beach Club Cottage #13	\$11,500,000
VAT on Sales Price (5%)	\$575,000
Attorney Fee (0.5% of Purchase Price)	\$57,500
VAT on Attorney Fee (10%)	\$5,750
Club Membership Deposit (80% equity)	\$250,000
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Total Initial Costs	\$12,388,250

2025 Club Dues (prorated) \$90,000

2025 HOA Dues (prorated) \$45,000

2025 Total Annual Costs \$135,000





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