



"Grand Central" | Beach Club Cottage #13



GUMELMI 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

EAST
VILLAGE

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

SUNRISE BEACH
FLATS

SEA PORT

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

Marsh
Harbour

DIAMOND
POINT

SAND FLATS

F&P
PRESERVATION
STUDY

JOE'S CREEK

SUNSET PIER
FLATS

MANGROVE
PRESERVE

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

BAKER'S BAY
ESTATE LOTS

GOLF
COURSE

- Practice Range
- Short Game Area
- Pro Shop

Sea of Abaco

BEACH
CLUB COTTAGES

Grand Central

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

Notes

SHELL
ISLAND

Baker's Bay
GOLF & OCEAN CLUB

GREAT GUANA CAY
ABACO, THE BAHAMAS
TEL (934) 236-9361

WWW.BAKERSBAYCLUB.COM

na & Bonnaventure
nnousobellegradre

SETTLEMENT

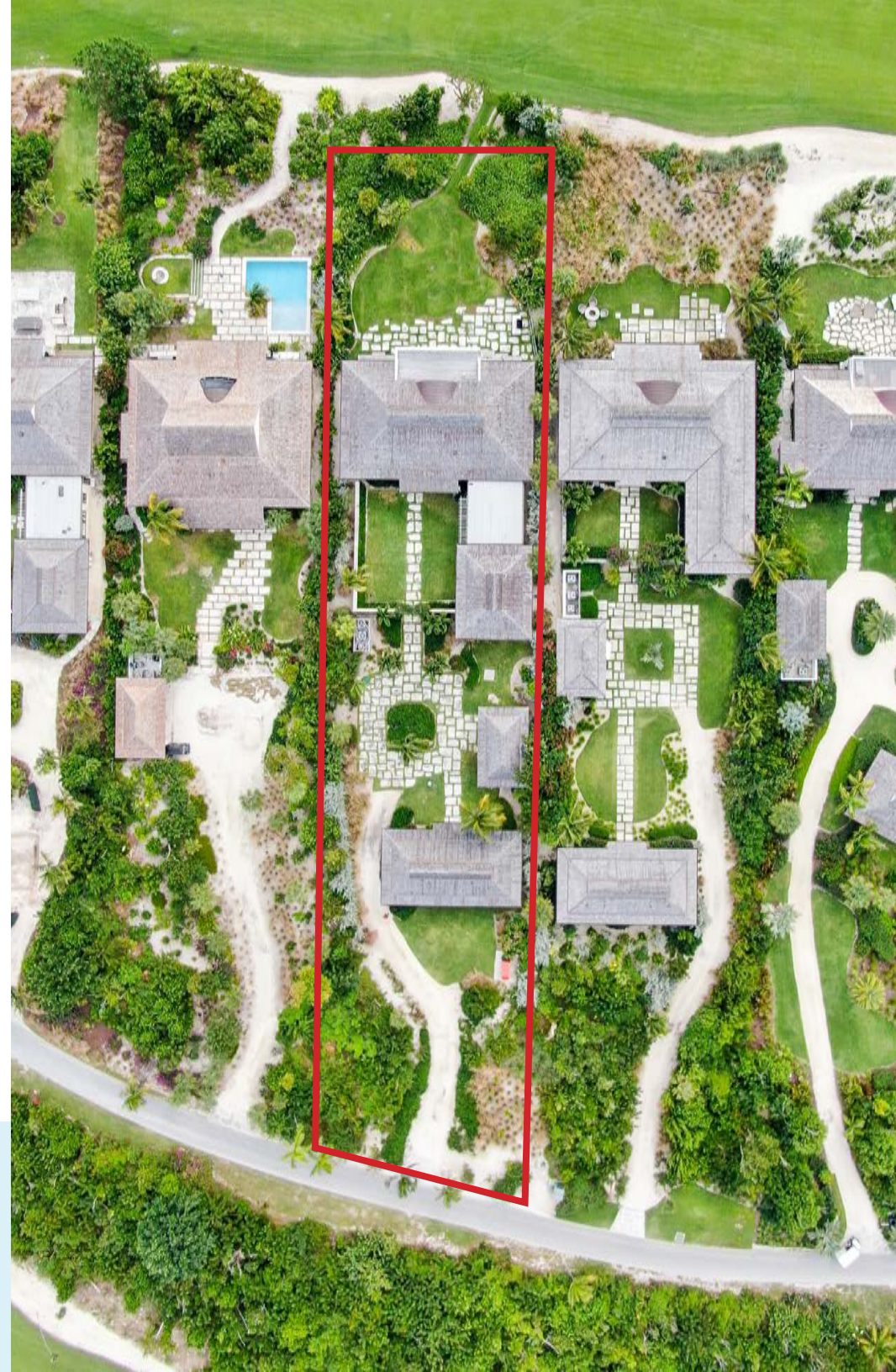
Located on 8th fairway, this family compound is situated not only close to the Casamigos Tequila & Taco Bar but also to The Beach Club and all of its amenities. The 3,640 sq. ft., Beach Club Cottage features 4 spacious bedrooms and 4.5 bathrooms. With a large open kitchen and living area, this home is 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'

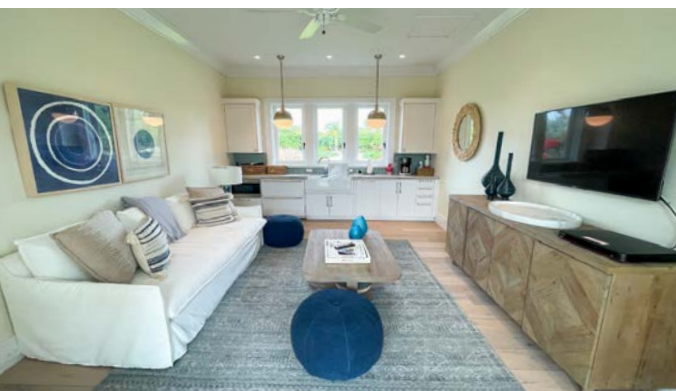
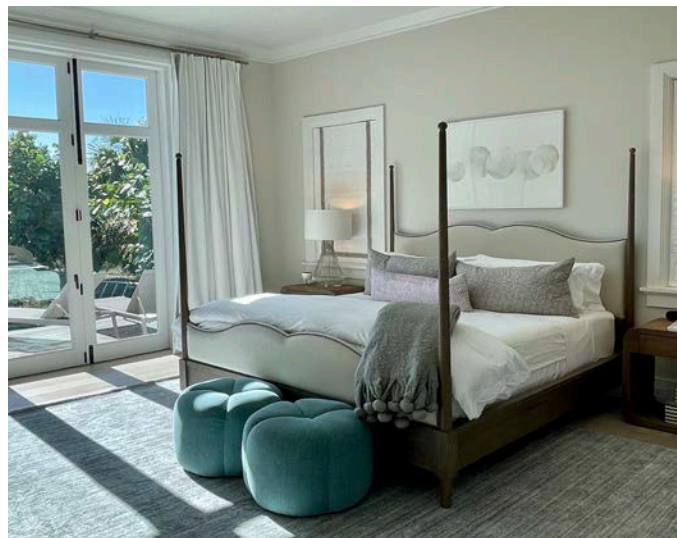
Depth of Lot 316'

Views Hole #8 Fairway



“Grand Central”





11.873± AC.

10' GRADING, DRAINAGE AND UTILITY EASEMENT TYP.

R=416.83'
L=137.98'
R=386.83'
L=90.95'

265°31'36"
100.64'
265°31'36"
62.83'
37.81'
322°48'51"
314.40'
24560 SF±
199
28235 SF±
322°48'51"
346.14'
198
30306 SF±
322°48'51"
366.94'
197
31979 SF±
322°48'51"
382.96'
196
37699 SF±
319°39'44"
396.63'
VD NE

BUTTONWOOD DRIVE ROAD

85.00'
85.00'
85.00'
87.15'

GC #1.02
13.784 AC.±



Cost Breakdown

“Grand Central” Beach Club Cottage #13	\$10,500,000
VAT on Sales Price (5%)	\$525,000
Attorney Fee (0.5% of Purchase Price)	\$52,500
VAT on Attorney Fee (10%)	\$5,250
Club Membership Deposit (80% equity)	\$250,000
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Total Initial Costs	\$11,332,750
Proposed 2026 Club Dues (prorated)	\$95,400
Proposed 2026 HOA Dues (prorated)	\$43,260
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Proposed 2026 Total Annual Costs	\$138,660*

*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 | bakersbayclub.com