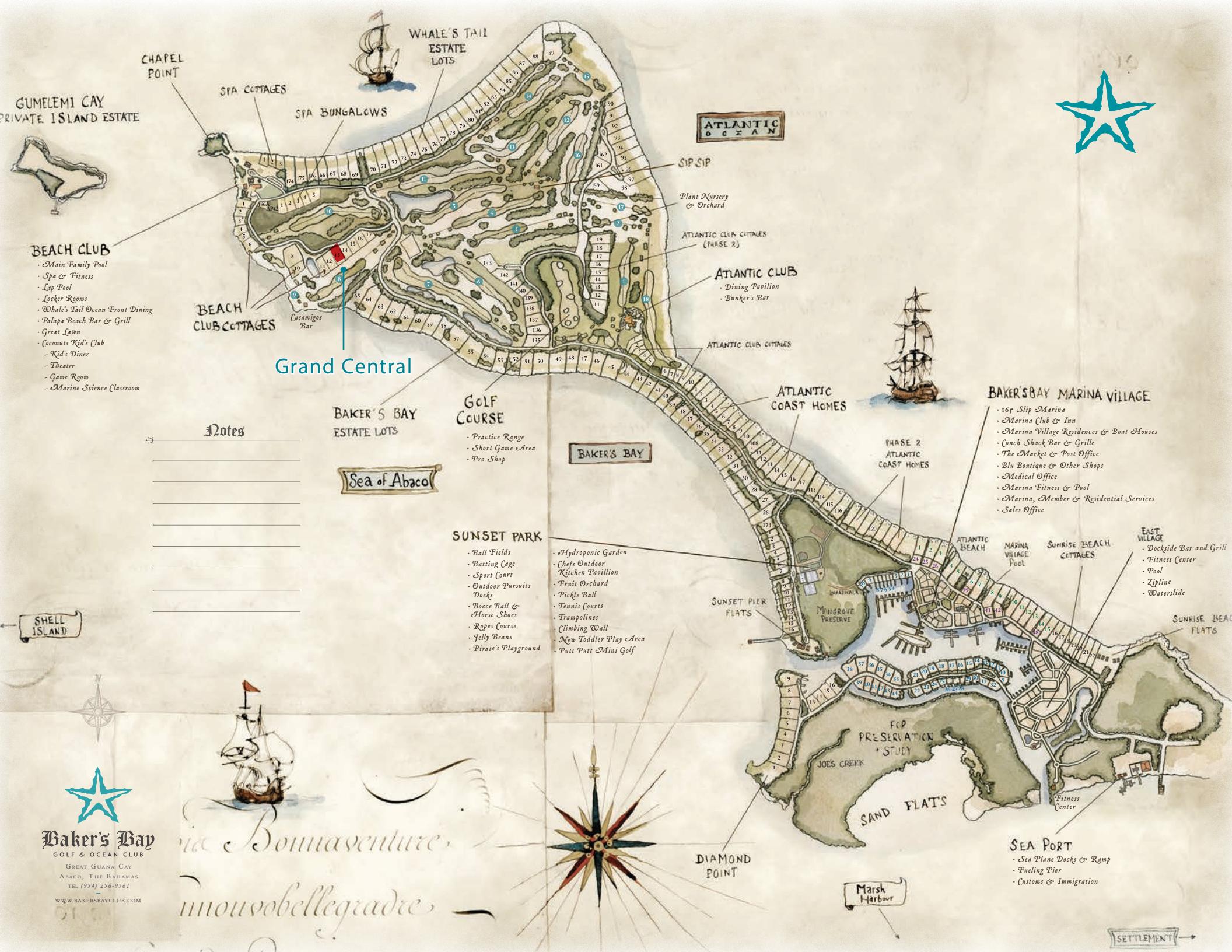




"Grand Central" | Beach Club Cottage #13





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'

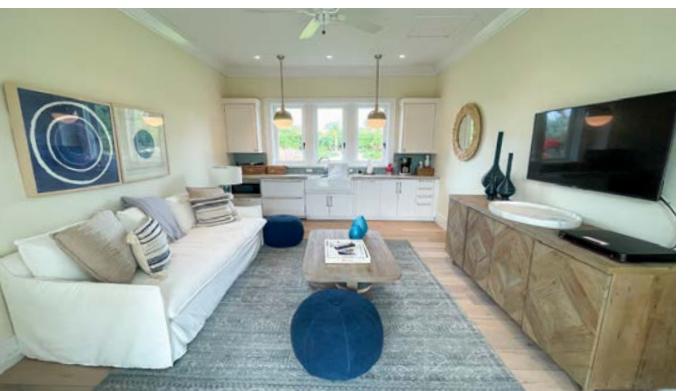
Depth of Lot 316'

Views Hole #8 Fairway

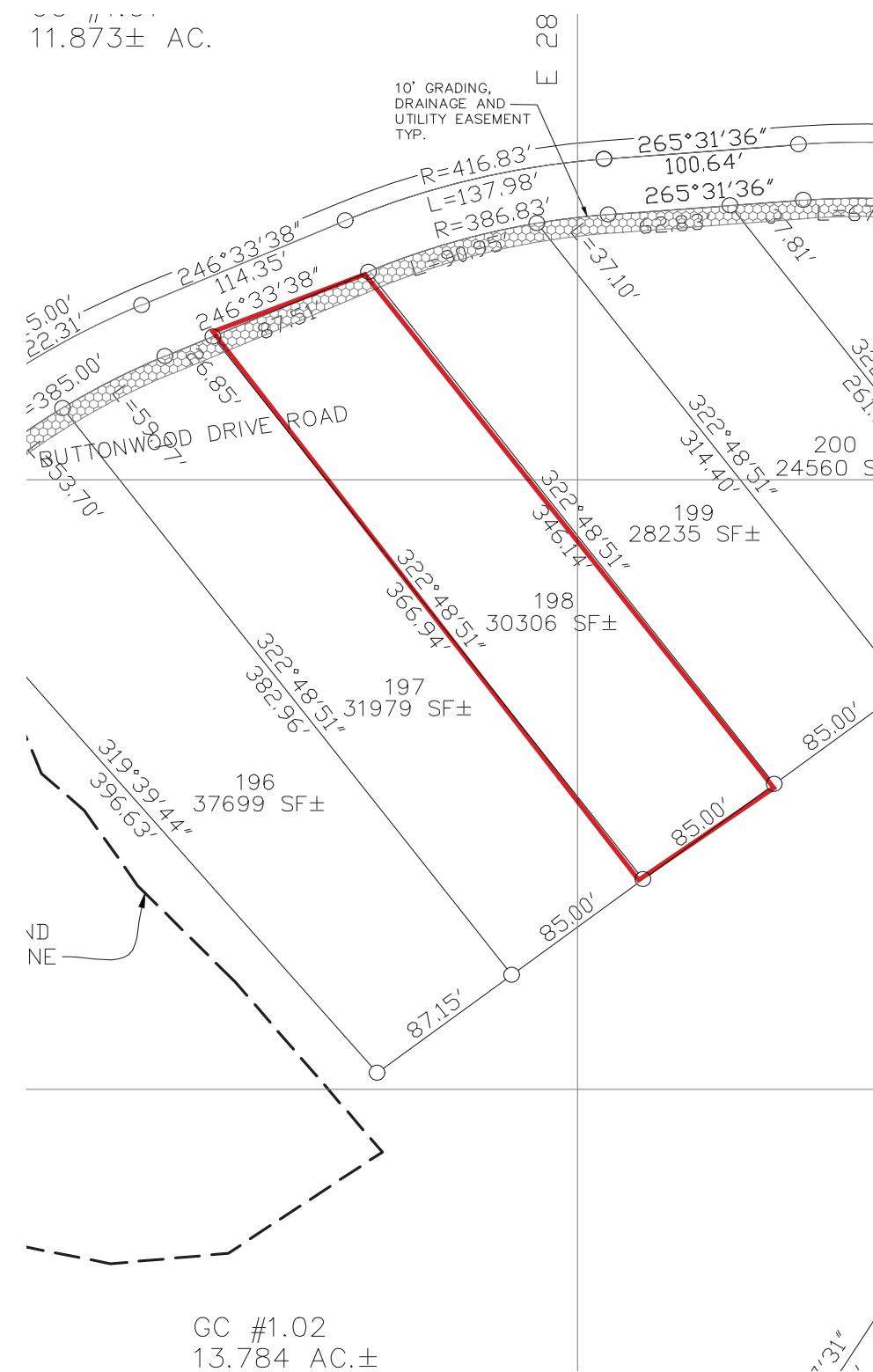


“Grand Central”





11.873± AC.



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
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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.

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