



Baker's Bay
GOLF & OCEAN CLUB

"Bahamian Rhapsody" | Spa Bungalow #1



Bahamian Rhapsody

GUMLEMI CAY
PRIVATE ISLAND ESTATE

CHAPEL
POINT

WHALE'S TAIL
ESTATE
LOTS

ATLANTIC BEACH
ESTATE HOMESITES

ATLANTIC
OCEAN

SIP SIP

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

Sea of Abaco

ATLANTIC CLUB

ATLANTIC CLUB COTTAGES

ATLANTIC
COAST HOMESITES

BAKER'S BAY

BAKER'S BAY MARINA VILLAGE

- 165 Slip Marina
- Will's Island
- Marina Club & Inn
- Marina Village Residences & Boat Houses
- Conch Shack Bar & Grille
- 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

EAST VILLAGE

SUNRISE BEACH FLATS

SUNSET PIER FLATS

MANGROVE PRESERVE

FOR PRESERVATION + STUDY

BONEFISH FLATS

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

SEA PORT

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

DIAMOND POINT

Marsh Harbour

SETTLEMENT

Notes

SHELL ISLAND

Baker's Bay
GOLF & OCEAN CLUB

GREAT GUANA CAY
ABACO, THE BAHAMAS
TEL (954) 256-9561
BAKERSBAYCLUB.COM

via Bonnaventure
monvobellegrade
ville de Guana

Live Luxuriously on the Fairway

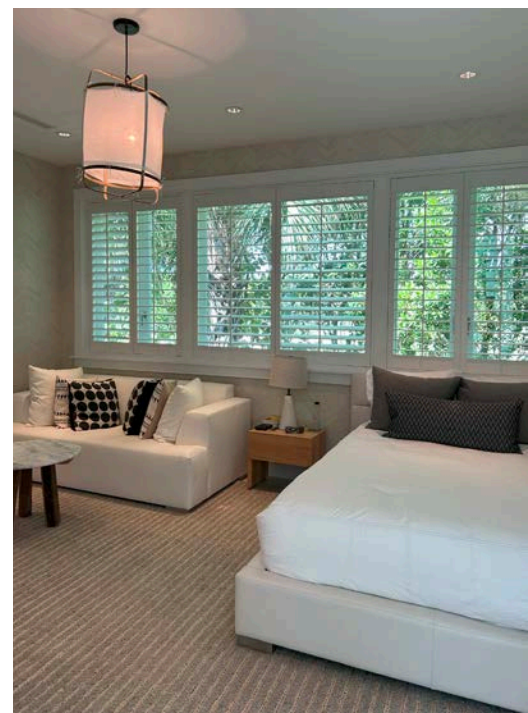
This stunning 4-bedroom, 4.5-bathroom golf course front residence offers sophisticated modern living with breathtaking views. Nestled in the prime Beach Club location along the 10th fairway, this home seamlessly blends elegant design with the serenity of nature.

Step inside to a bright, open-concept layout flooded with natural light and adorned in crisp white finishes.

The expansive living and dining areas flow effortlessly to large sliding glass doors, leading to a covered patio and private lush backyard. Each spacious bedroom offers comfort and privacy, while the luxurious primary suite features a spa-like bath.

Bed/Bath	4 bed/4.5 bath
A/C Square Footage	3,639 sf
Porches & Balconies	606 sf
Land Area	20,107sf .46 acres
Golf Course Frontage	83'
Depth of Lot	205'
Views	Hole 10





BEACH CLUB COTTAGE

FOUR BEDROOM



FEATURES

- Private Garden Courtyard
- Expansive Veranda
- Two Master Suites with Walk-in-Closets and Generous Bathrooms
- Two Garden View Guest Bedrooms with En-Suite Bathroom
- Laundry with Utility Sink/ Butler's Pantry with Built-in Storage/ Sand Room with Access from the Garden
- Open Floor Plan with Vaulted Great Room
- Signature 'Eyebrow' Dormer
- Chef's Kitchen with Extended Island Seating
- Hight Impact Mahogany Doors and Windows



FOUR-BEDROOM COTTAGE

MAIN HOUSE AREA	SQ. FT.
Air Conditioned	3,639
Porches / Balconies	606
Total	4,245

Cost Breakdown

'Bahamian Rhapsody' Spa Bungalow #1	\$10,250,000
VAT on Sales Price (5%)	\$512,500
Attorney Fee (0.5% of Purchase Price)	\$51,250
VAT on Attorney Fee (10%)	\$5,125
Club Membership Initiation	\$250,000
Total Initial Costs	\$11,068,875

2025 Club Dues (prorated)	\$93,000
2025 HOA Dues (prorated)	\$42,000
2025 Total Annual Costs	\$135,000*



*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