



Baker's Bay
GOLF & OCEAN CLUB

"Bahamian Rhapsody" | Spa Bungalow #1





Live Luxuriously on the Fairway

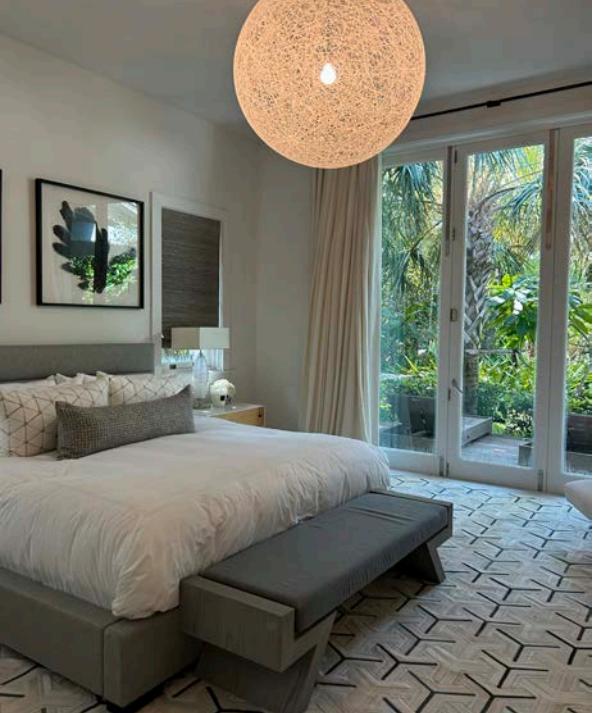
This stunning 4-bedroom, 4.5-bathroom golf course front residence offers sophisticated modern living with breathtaking views. Nestled in the prime Beach Club location along the 10th fairway, this home seamlessly blends elegant design with the serenity of nature.

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

High 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
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Total Initial Costs	\$11,068,875
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



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