



Baker's Bay
GOLF & OCEAN CLUB

"Bahamian Rhapsody" | Spa Bungalow #1



Bahamian Rhapsody

CHAPEL
POINT

WHALE'S TAIL
ESTATE
LOTS

ATLANTIC BEACH
ESTATE HOMESITES

ATLANTIC
OCEAN

SIP SIP

ATLANTIC CLUB

ATLANTIC CLUB COTTAGES

ATLANTIC EAST HOMESITES

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

SUNRISE BEACH
COTTAGES

EAST
VILLAGE

SUNRISE BEACH
FLATS

SUNSET P
FLATS

FOR
PRESERVATION
ACTING

BONEFISH FLATS

DIAMOND
POINT

Marsh
Harbour

SEA PORT

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

SETTLEMENT

GOLF
COURSE

- Practice Range
- Short Game Area
- Pro Shop

BAKER'S BAY
ESTATE LOTS

Sea of Abaco

SUNSET PARK

- Ball Fields
- Batting Cage
- Sport Court
- Bocce Ball & Horse Shoes
- Jelly Beans

- Pirate's Playground
- Chef's Outdoor Kitchen Pavillion
- Pickleball
- Tennis Courts
- New Toddler Play Area
- Putt Putt Mini Golf

Notes

(Blank lined paper for writing)

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

GUMELEMI CAY
PRIVATE ISLAND ESTATE

SHELL
ISLAND

Baker's Bay
GOLF & OCEAN CLUB

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

via Bonnaventure,
nouvelle gradie,

[illegible]

Live Luxuriously on the Fairway

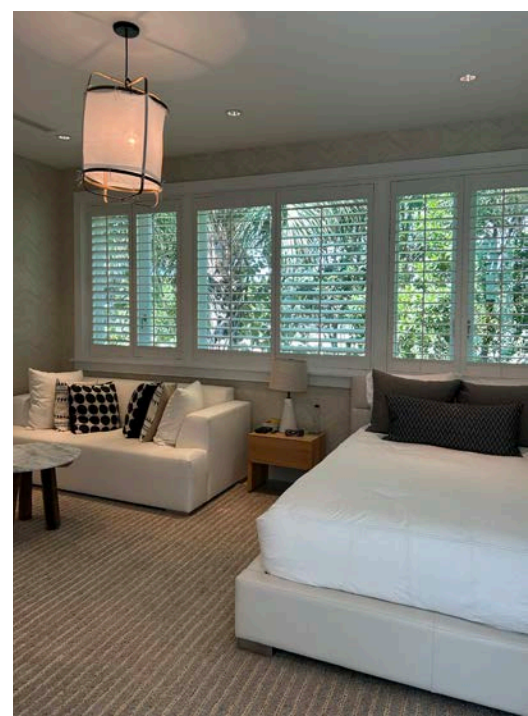
This stunning 4-bedroom, 4.5-bathroom golf course front residence offers sophisticated modern living with breathtaking views. Nestled in the prime Beach Club location along the 10th fairway, this home seamlessly blends elegant design with the serenity of nature.

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
<hr/>	
Total Initial Costs	\$11,068,875
Proposed 2026 Club Dues (prorated)	\$95,400
Proposed 2026 HOA Dues (prorated)	\$43,260
<hr/>	
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