



Baker's Bay
GOLF & OCEAN CLUB

"Bahamian Rhapsody" | Spa Bungalow #1



GUMELEMI CAY PRIVATE ISLAND ESTATE



CHAPEL POINT

Bahamian Rhapsody

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

Casamigos Bar

ATLANTIC CLUB

ATLANTIC CLUB COTTAGES



Notes

BAKER'S BAY ESTATE LOTS

GOLF COURSE

- Practice Range
- Short Game Area
- Pro Shop

BAKER'S BAY

Sea of Abaco

ATLANTIC COAST 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

ATLANTIC FLATS

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

ATLANTIC BEACH

SUNRISE BEACH COTTAGES

EAST VILLAGE

SUNRISE BEACH FLATS

SHELL ISLAND

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

Baker's Bay GOLF & OCEAN CLUB

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

*via Bonnaventure
in novobellegradre
anno de MDCCLXXIII*

SETTLEMENT

The materials, features, and amenities described and depicted herein are based upon current development plans, which are subject to change without notice. This development plan is not a legal or sales document and is intended to show only general relationships. It may be revised from time to time. Refer to plots, legal descriptions and CCR's for actual lot sizes and restrictions. No guarantee is made that the features and amenities depicted by artist's renderings or otherwise described will be built, or if built, will be the same size or nature as depicted or described. Obtain the property report or its equivalent required by federal or state law and read it before signing anything. No interest or time option is intended to constitute an offering in violation of the law of any jurisdiction.

Live Luxuriously on the Fairway

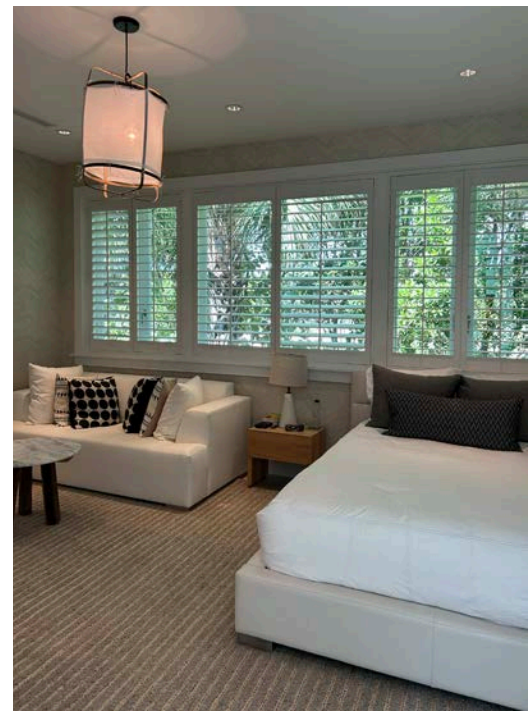
This stunning 4-bedroom, 4.5-bathroom golf course front residence offers sophisticated modern living with breathtaking views. Nestled in the prime Beach Club location along the 10th fairway, this home seamlessly blends elegant design with the serenity of nature.

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	\$10,300,000
VAT on Sales Price (5%)	\$515,000
Attorney Fee (0.5% of Purchase Price)	\$51,500
VAT on Attorney Fee (10%)	\$5,150
Club Membership Initiation	\$250,000
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Total Initial Costs	\$11,121,650
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