

# "Cotton House" | Spa Bungalow #4





GUMLEMI CAY  
PRIVATE ISLAND ESTATE

CHAPEL  
POINT

"Cotton House"

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

ATLANTIC  
COAST HOMESITES

BAKER'S BAY  
ESTATE LOTS

GOLF COURSE

- Practice Range
- Short Game Area
- Pro Shop

BAKER'S BAY

Sea of Abaco

Notes

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SHELL  
ISLAND

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

SUNSET PIER  
FLATS

MANGROVE  
PRESERVE

ATLANTIC  
FLATS

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

MARINA  
VILLAGE POOL

SUNRISE BEACH  
COTTAGES

EAST  
VILLAGE

SUNRISE BEACH  
FLATS

FOR  
PRESERVATION  
& STUDY

BONEFISH FLATS

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

SEA PORT

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

DIAMOND  
POINT

Marsh  
Harbour

SETTLEMENT

**Baker's Bay**  
GOLF & OCEAN CLUB

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

*via Bonnaventure  
in novobellegradie  
anno de...*

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 federal or state agency judged the merits or value of any of the property. This promotional piece is not intended to constitute an offering in violation of the law of any jurisdiction.



## *"Cotton House"*

Discover the perfect blend of style and comfort in this unique 4-bedroom home. Every detail has been thoughtfully curated to create a space that feels both sophisticated and inviting. From the elegant finishes and lighting to the airy open-concept layout, this home exudes effortless charm. With its seamless mix of modern design and timeless appeal, this home is a true standout—ideal for those who appreciate beauty, quality, and individuality in every corner. "Cotton House" is in the ideal location for easy access to all of the Beach Club amenities.

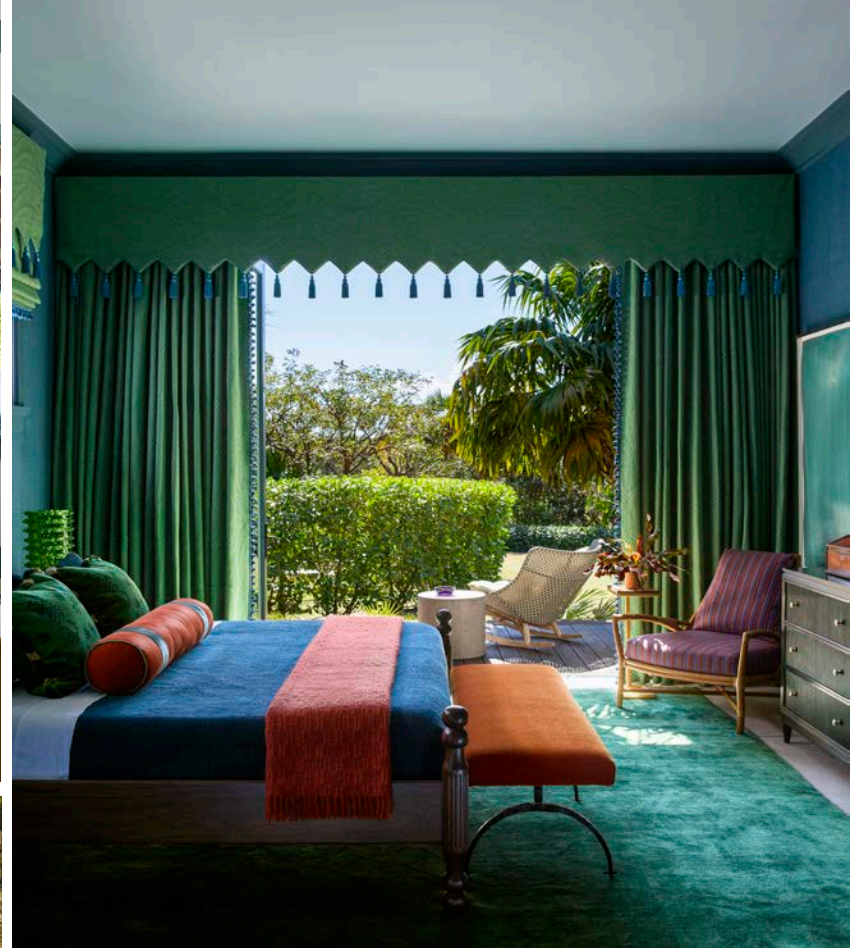
Bed/Bath	4 bed/4 bath
A/C Square Footage	2,703 sf
Porches & Balconies	1,168 sf
Land Area	18,063sf   .41 acres
Golf Course Frontage	102'
Depth of Lot	190'
Views	Hole 10













SPA BUNGALOW



FEATURES

- Welcoming Front and Rear Verandas
- Four Master Suites
- Open Floor Plan with Vaulted Great Room, Signature 'Eyebrow' Dormer and Folding Doors
- Chef's Kitchen with Extended Island Seating
- Laundry Room/ Pantry with Built-in Storage
- High-Impact Mahogany Doors and Windows



MAIN HOUSE AREA	SQ. FT.
Air Conditioned	2,703
Porches / Balconies	1,168
Total	3,871



Cost Breakdown

'Cotton House'   Spa Bungalow #4	\$10,900,000
VAT on Sales Price (5%)	\$545,000
Attorney Fee (0.5% of Purchase Price)	\$54,500
VAT on Attorney Fee (10%)	\$5,450
Club Membership Initiation	\$250,000
Total Initial Costs	\$11,754,950

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](mailto:info@bakersbayclub.com) | [bakersbayclub.com](http://bakersbayclub.com)