



Baker's Bay
GOLF & OCEAN CLUB

"Cotton House" | Spa Bungalow #4





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Baker's Bay
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Quanponitor

SETTLEMENT

"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 |
| <hr/> | |
| Total Initial Costs | \$11,754,950 |
| | |
| 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



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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.

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