

"Cotton House" | Spa Bungalow #4





"Cotton House"

WHALE'S TAIL
ESTATE
LOTS

ATLANTIC BEACH
ESTATE HOMESITES

ATLANTIC
OCEAN

SIP SIP

- 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

BAKER'S BAY
ESTATE LOTS

GOLF COURSE

- Practice Range
- Short Game Area
- Pro Shop

BAKER'S BAY

ATLANTIC CLUB

ATLANTIC CLUB COTTAGES

ATLANTIC
AST 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

ATLANTIC
BEACH

SUNRISE BEACH
COTTAGES

EAST
VILLAGE

SUNRISE BEACH
FLATS

SUNSET
FLATS

FOR
PRESERVATION

BONEFISH FLATS

DIAMOND
POINT

Marsh
Harbour

SEA PORT

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

SETTLEMENT

Notes

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

SHELL
ISLAND



Baker's Bay
GOLF & OCEAN CLUB

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

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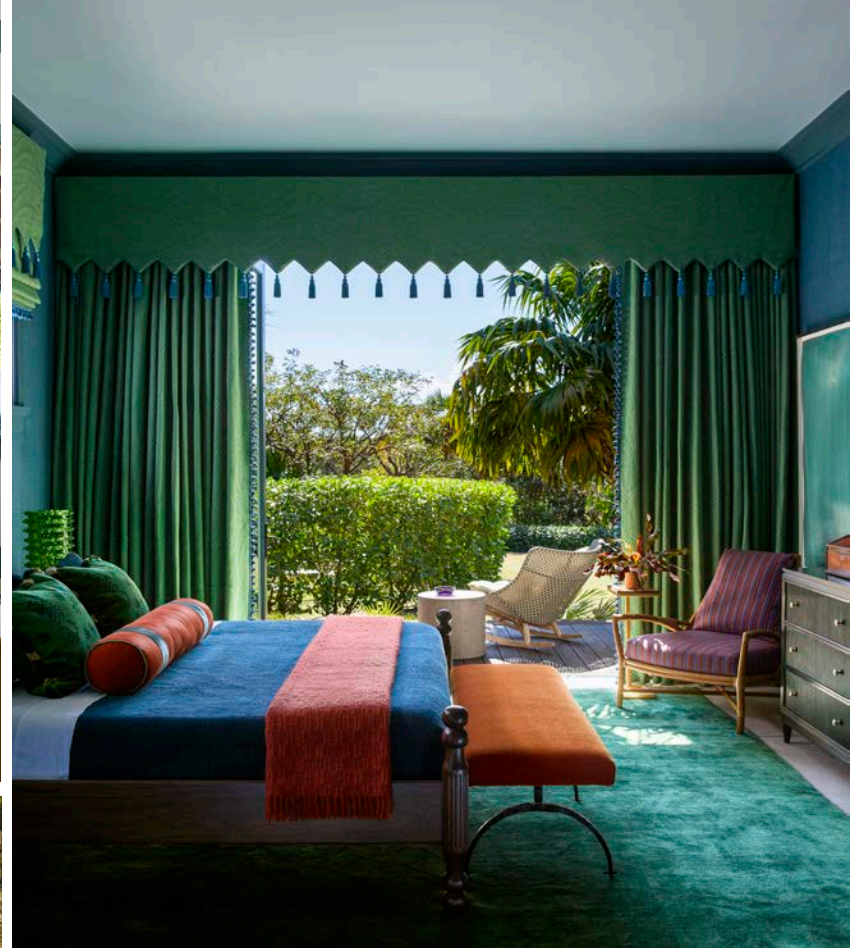
"Cotton House"

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
Proposed 2026 Club Dues (prorated)	\$95,400
Proposed 2026 HOA Dues (prorated)	\$43,260
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.

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