



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

# "Cotton House" | Spa Bungalow #4



**GUMELEMI 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**

**Notes**

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**BAKER'S BAY ESTATE LOTS**

**Sea of Abaco**

**GOLF COURSE**

- Practice Range
- Short Game Area
- Pro Shop

**BAKER'S BAY**

**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**

**MINGROVE 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**

**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 MDCCLXXIII*

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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.

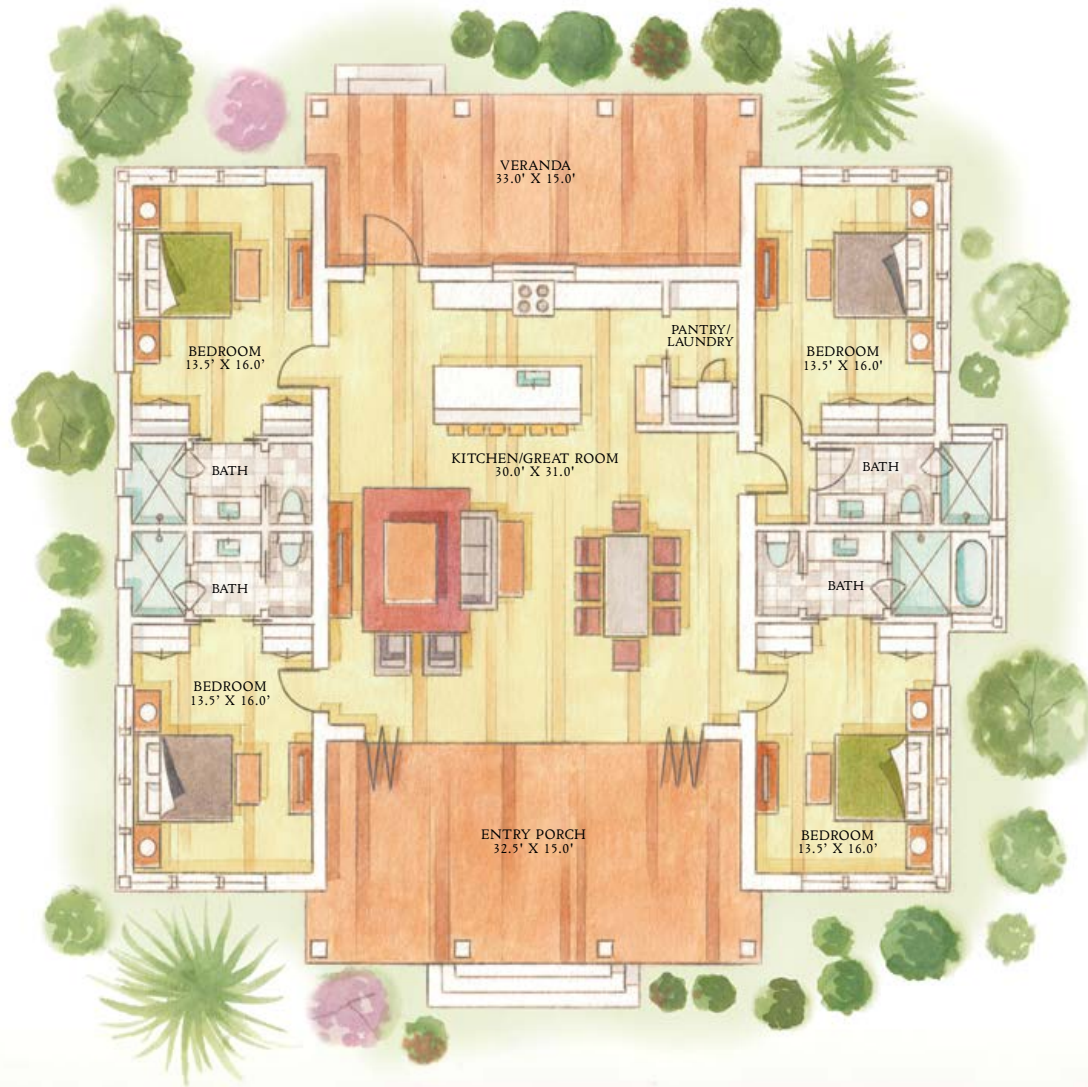
Bed/Bath	4 bed/4 bath
A/C Square Footage	2,703 sf
Porches & Balconies	1,168 sf
Land Area	18,063sf   .41 acres
Golf Course Frontage	102'
Depth of Lot	190'
Views	Hole 10







# SPA BUNGALOW



## FEATURES

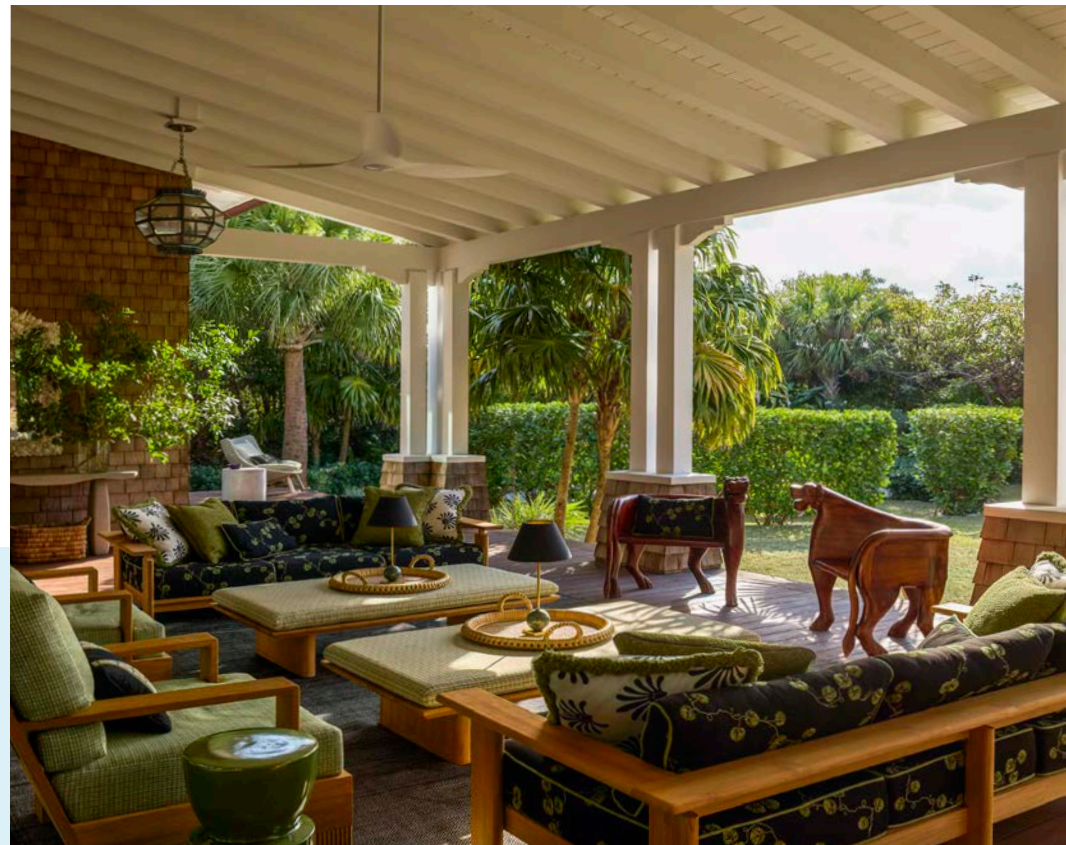
- Welcoming Front and Rear Verandas
- Four Master Suites
- Open Floor Plan with Vaulted Great Room, Signature 'Eyebrow' Dormer and Folding Doors
- Chef's Kitchen with Extended Island Seating
- Laundry Room/ Pantry with Built-in Storage
- High-Impact Mahogany Doors and Windows



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

## Cost Breakdown

'Cotton House'   Spa Bungalow #4	\$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
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Total Initial Costs	\$11,068,875
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](mailto:info@bakersbayclub.com) | [bakersbayclub.com](http://bakersbayclub.com)