



“French Connection” Beach Club Cottage #11





GUMLEMI CAY PRIVATE ISLAND ESTATE



CHAPEL POINT

SPA COTTAGES

SPA BUNGALOWS

WHALE'S TAIL ESTATE LOTS

ATLANTIC OCEAN

SIP SIP

Plant Nursery & Orchard

ATLANTIC CLUB COTTAGES (PHASE 2)

ATLANTIC CLUB
- Dining Pavilion
- Bunker's Bar

ATLANTIC CLUB COTTAGES

ATLANTIC COAST HOMES



PHASE 2 ATLANTIC COAST HOMES

BAKER'S BAY MARINA VILLAGE

- 165 Slip Marina
- Marina Club & Inn
- Marina Village Residences & Boat Houses
- Conch Shack Bar & Grille
- The Market & Post Office
- Blu Boutique & Other Shops
- Medical Office
- Marina Fitness & Pool
- Marina, Member & Residential Services
- Sales Office

BEACH CLUB

- Main Family Pool
- Spa & Fitness
- Lap Pool
- Locker Rooms
- Whale's Tail Ocean Front Dining
- Palapa Beach Bar & Grill
- Great Lawn
- Coconut's Kid's Club
- Kid's Diner
- Theater
- Game Room
- Marine Science Classroom

BEACH CLUB COTTAGES

French Connection

BAKER'S BAY ESTATE LOTS

GOLF COURSE

- Practice Range
- Short Game Area
- Pro Shop

BAKER'S BAY

Sea of Abaco

Notes

SUNSET PARK

- Ball Fields
- Batting Cage
- Sport Court
- Outdoor Pursuits
- Docks
- Bocce Ball & Horse Shoes
- Ropes Course
- Jelly Beans
- Pirate's Playground
- Hydroponic Garden
- Chef's Outdoor Kitchen Pavilion
- Fruit Orchard
- Pickle Ball
- Tennis Courts
- Trampolines
- Climbing Wall
- New Toddler Play Area
- Putt Putt Mini Golf

SUNSET PIER FLATS

MUNDSROVE PRESERVE

ATLANTIC BEACH MARINA VILLAGE POOL

SUNRISE BEACH COTTAGES

EAST VILLAGE

- Dockside Bar and Grill
- Fitness Center
- Pool
- Zipline
- Waterslide

SUNRISE BEACH FLATS

FCP PRESERVATION + STUDY

JOES CREEK

SAND FLATS

SEA PORT

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

DIAMOND POINT

Marsh Harbour

SETTLEMENT

SHELL ISLAND



Baker's Bay GOLF & OCEAN CLUB

GREAT GUANA CAY ABACO, THE BAHAMAS TEL (954) 236-9561

WWW.BAKERSBAYCLUB.COM

*via Bonnaventure
innosobellegrade*



Located on 8th fairway, this family compound is situated not only close to the Casamigos Tequila & Taco Bar but also to the Beach Club and everything it has to offer. The efficiently built 3,440 sf Beach Club Cottage features 3 spacious bedrooms and 3.5 bath. With a large open kitchen and living area this home is perfect for entertaining or just spending time with family. A set back 920 sf 2 bedroom, 2 bathroom guest house ensures that guests have their own quaint retreat. A large outdoor cart barn with additional closed in storage, provides ample space for all “island toys” such as bikes, paddle boards, etc.

Land Area 37,699 sf | .87 acres

Golf Frontage 87'

Depth of Lot 389'

Views Hole #8 Fairway

Bed/Bath 5 bed/5.5 bath

Square Foot 3,960 sf [3,040 sf MH/ 920 sf GH]



"French Connection" Main House Plans

BEACH CLUB COTTAGE

THREE BEDROOM



FEATURES

- Private Garden Courtyard
- Expansive Veranda
- Two Master Suites with Walk-in-Closets and Generous Bathrooms
- Garden View Guest Bedroom with En-Suite Bathroom
- Outdoor Showers
- 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

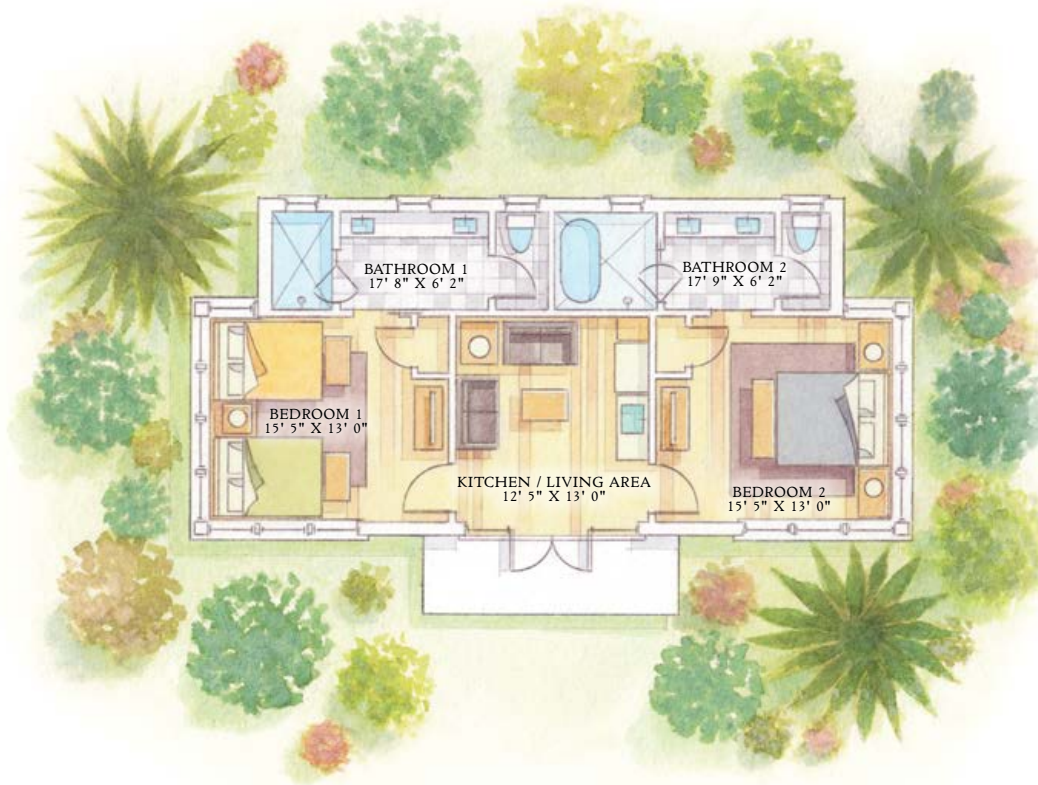


THREE-BEDROOM COTTAGE

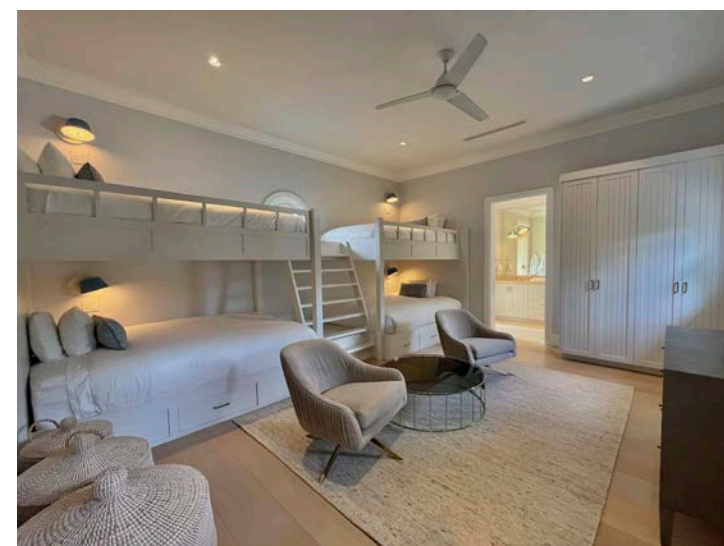
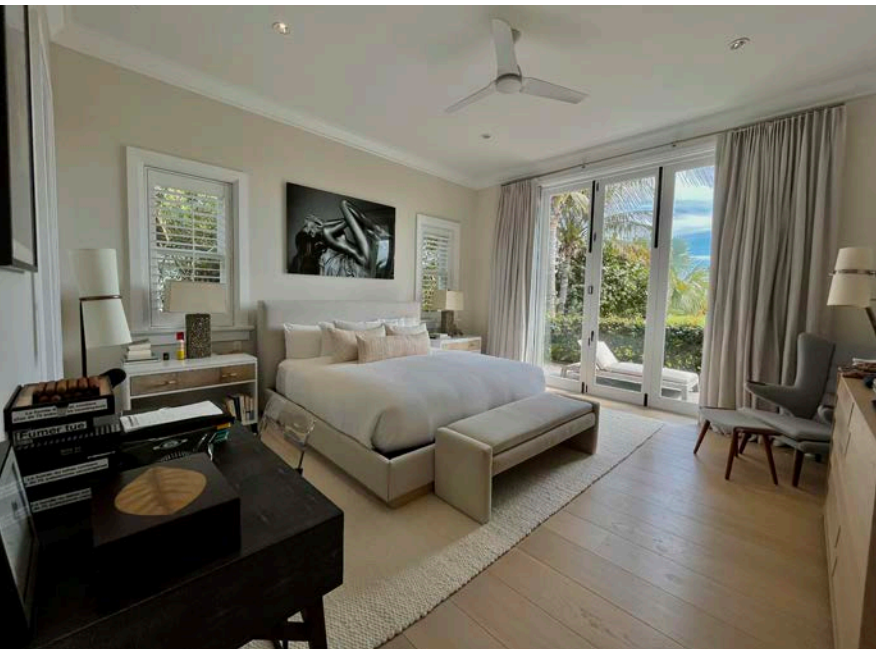
MAIN HOUSE AREA	SQ. FT.
Air Conditioned	3,040
Porches / Balconies	400
Total	3,440

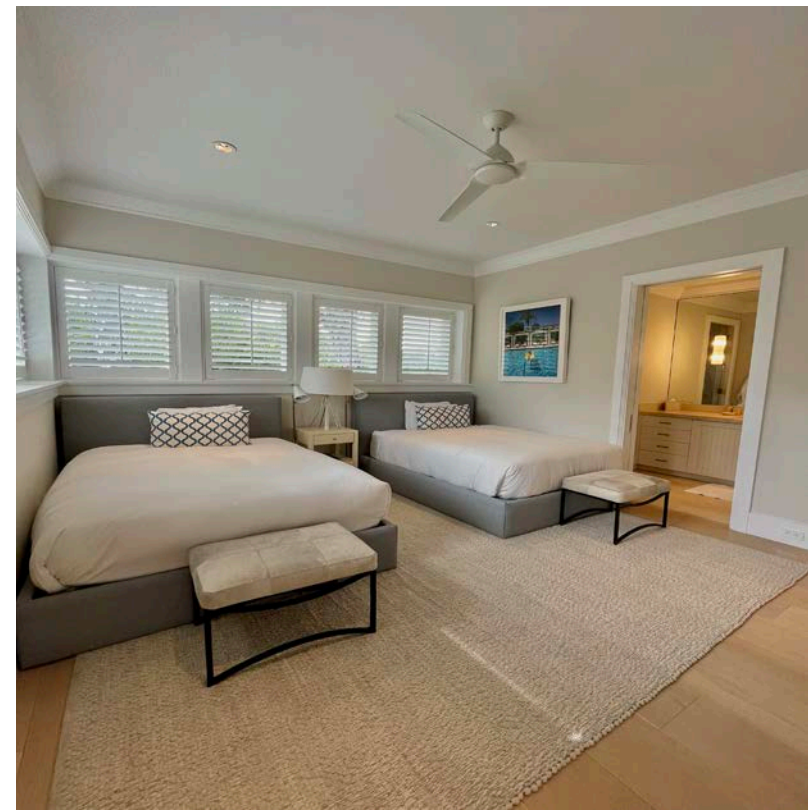
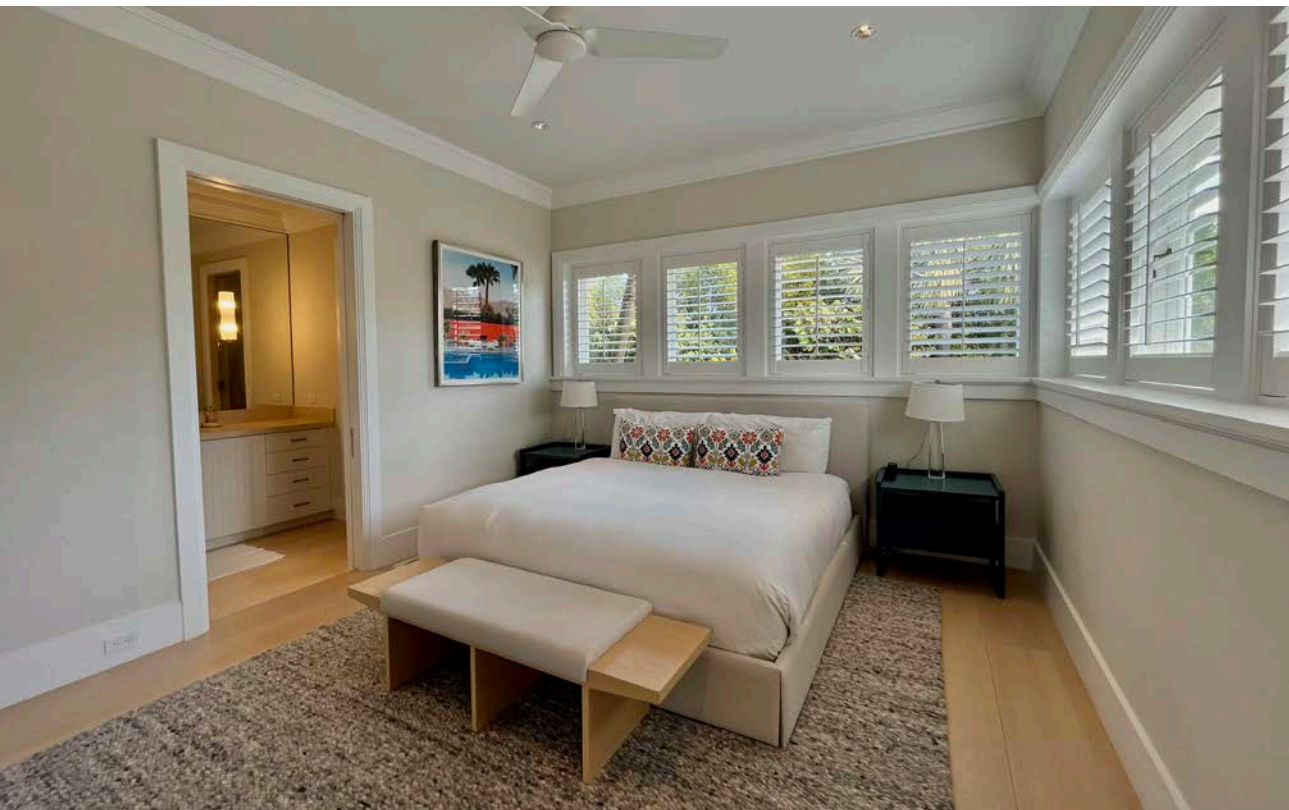
“French Connection” Guest House Plans

COTTAGE GUEST HOUSE



AREA	SQ. FT.
Air Conditioned	921
Porches / Balconies	NA
Total	921





Cost Breakdown

'French Connection' Beach Club Cottage 11	\$10,750,000
VAT on Sales Price (5%)	\$537,500
Attorney Fee (0.5% of Purchase Price)	\$53,750
VAT on Attorney Fee (10%)	\$5,375
Club Membership Deposit (80% equity)	\$250,000
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Total Initial Costs	\$11,596,625

2024 Club Dues (prorated)	\$84,185
2024 HOA Dues (prorated)	\$40,200
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2024 Total Annual Costs	\$124,385





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