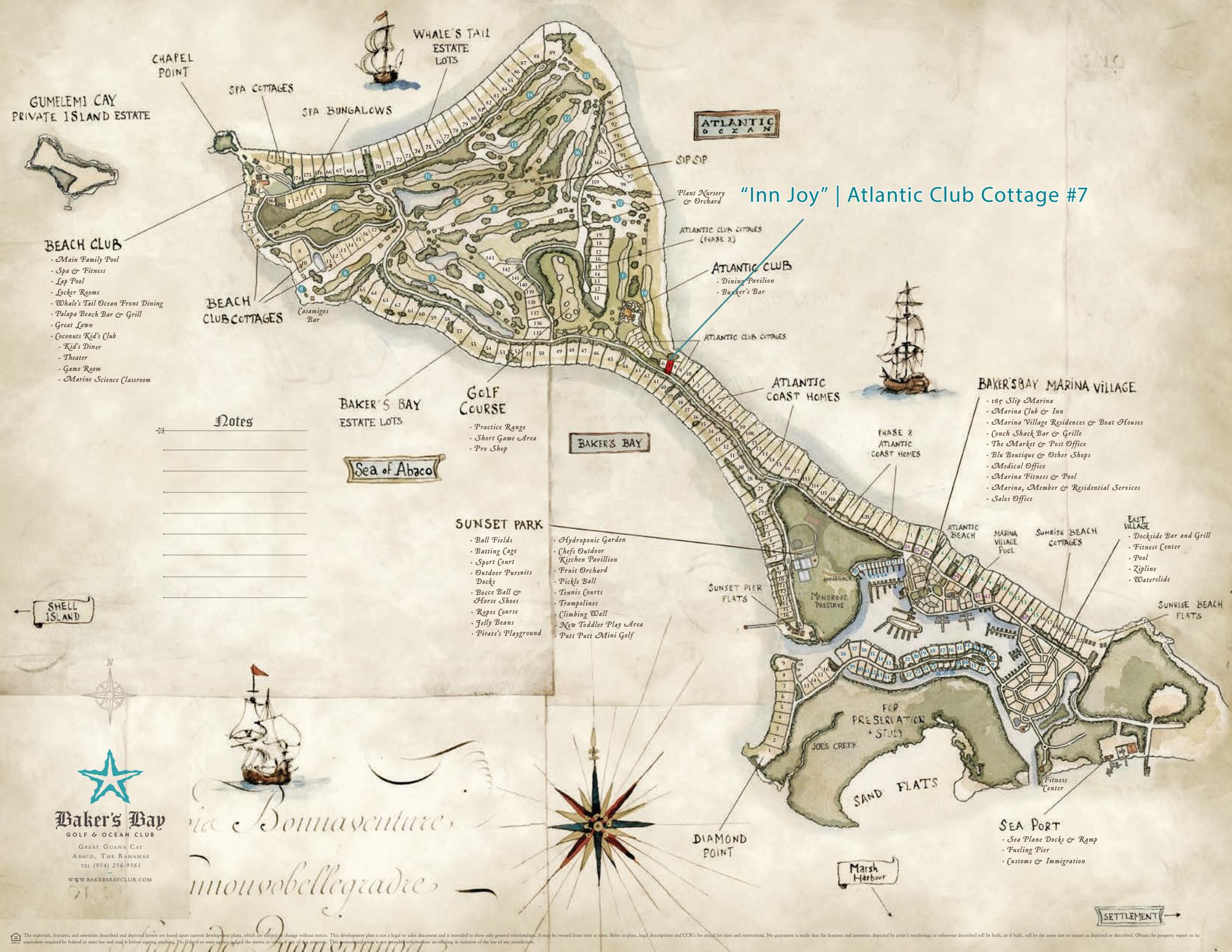




Baker's Bay
GOLF & OCEAN CLUB

"Inn Joy" | Atlantic Club Cottage #7





Atlantic Club Cottage #7 is a desirable golf cottage

residence with stunning views over the 18th hole and to the Atlantic Ocean. It is conveniently located within walking distance of the Golf Practice Facility and has access to 2 miles of white sandy beach just across the fairway. With sweeping views from both levels, this golf oriented home was designed with the entire family in mind. The second level terrace nearly doubles the entertainment space of the home, ideal for taking in views of the golf course and Atlantic Ocean as well as hosting company. Centrally located "mid island", Atlantic Club Cottage #7 provides convenient access to all the amenities of Baker's Bay.

Bed/Bath	4 bed/4.5 bath
A/C SQ	3,380sf
Porches /Balconies	920sf
Land Area	21,472 .49 acres
Views	Sunrise 18th Fairway Atlantic Ocean



Atlantic Club Cottage #7 Floor Plan

FIRST FLOOR



SECOND FLOOR

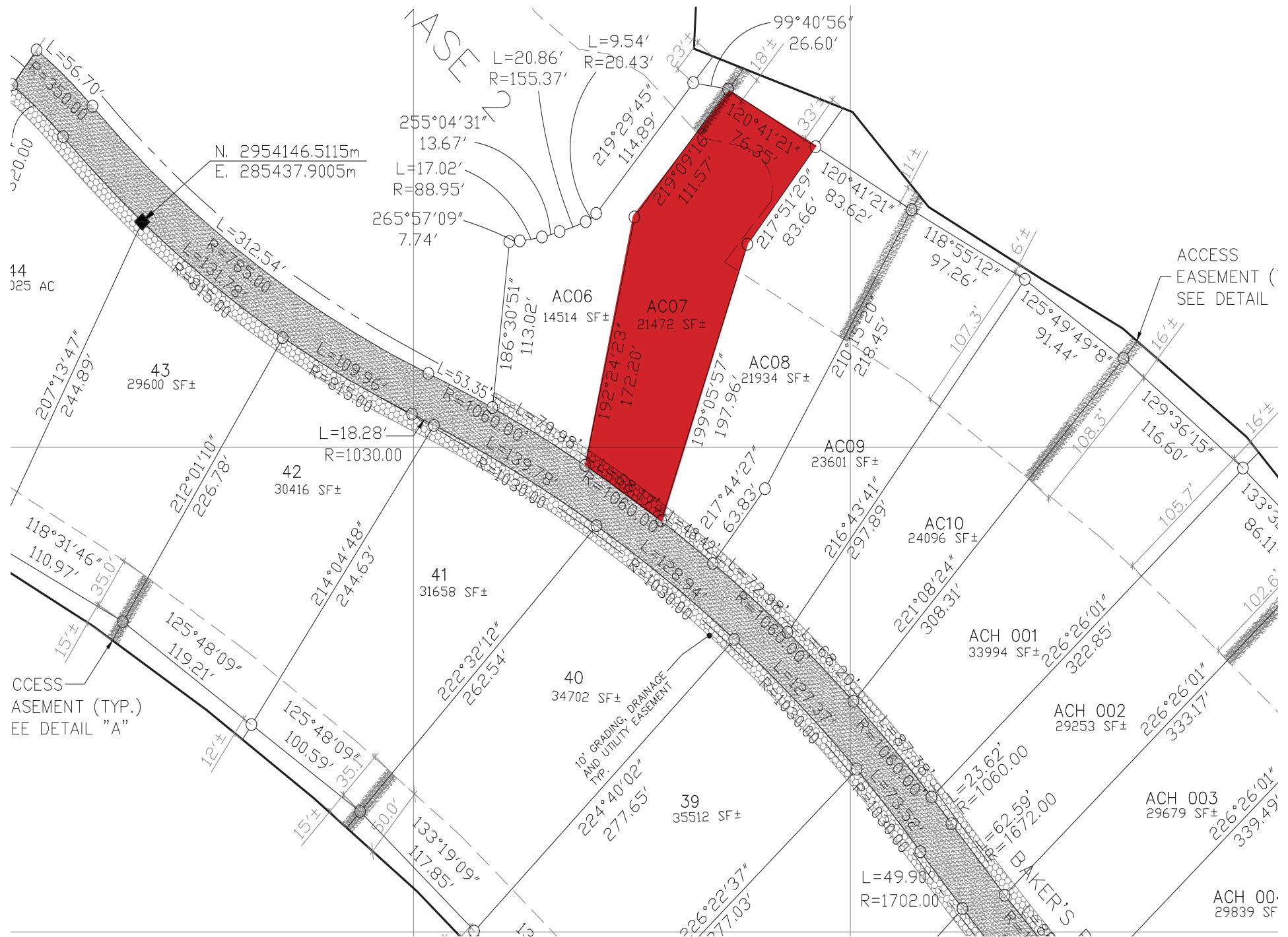
FEATURES

- Open Floor Plan with Great Room
- Two Master Suites with 'Walk-Through'
- Closets and Generous Bathrooms
- Two Guest Suites with En-Suite Bathrooms
- Outdoor Shower
- Second Floor Salon with Built-in Bar
- Second Floor Outdoor 'Living Terraces'
- High Impact Windows and Doors



AREA	SQ. FT.
Air Conditioned	3,380
Porches / Balconies	920
Total	4,300







Cost Breakdown

"Inn Joy" Atlantic Club Cottage #7	\$10,600,000
VAT on Sales Price (5%)	\$530,000
Attorney Fee (0.5% of Purchase Price)	\$53,000
VAT on Attorney Fee (10%)	\$5,300
Club Membership Initiation	\$250,000
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Total Initial Costs	\$11,438,300
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



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