

'Off Course' | Spa Bungalow #4



GUMLEMI CAY PRIVATE ISLAND ESTATE



BEACH CLUB

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

BEACH CLUB COTTAGES

Casamigos Bar

CHAPEL POINT

SPA COTTAGES

SPA BUNGALOWS

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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

BAKER'S BAY ESTATE LOTS

Sea of Abaco

GOLF COURSE

- Practice Range
- Short Game Area
- Pro Shop

SUNSET PARK

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

SUNSET PIER FLATS

MANGROVE PRESERVE

ATLANTIC BEACH

MARINA VILLAGE POOL

SUNRISE BEACH COTTAGES

EAST VILLAGE

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

SUNRISE BEACH FLATS

FOR PRESERVATION + STUDY

SAND FLATS

Fitness Center

DIAMOND POINT

Marsh Harbour

SEA PORT

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

SETTLEMENT

Notes

SHELL ISLAND



Baker's Bay
GOLF & OCEAN CLUB

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

WWW.BAKERSBAYCLUB.COM

*via Bonnaventure
in novobellegradie*



'OFF COURSE' IS THE PERFECT FAMILY GETAWAY

This very private home is just outside of the Beach Club with easy access to the locker rooms, restaurants, and fitness center. The 4 bedroom, 4 bathroom, one story home has views of the 10th fairway. The home features an open kitchen, living and dining room concept as well as a luxurious outdoor patio perfect for enjoying warm summer nights outside.

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



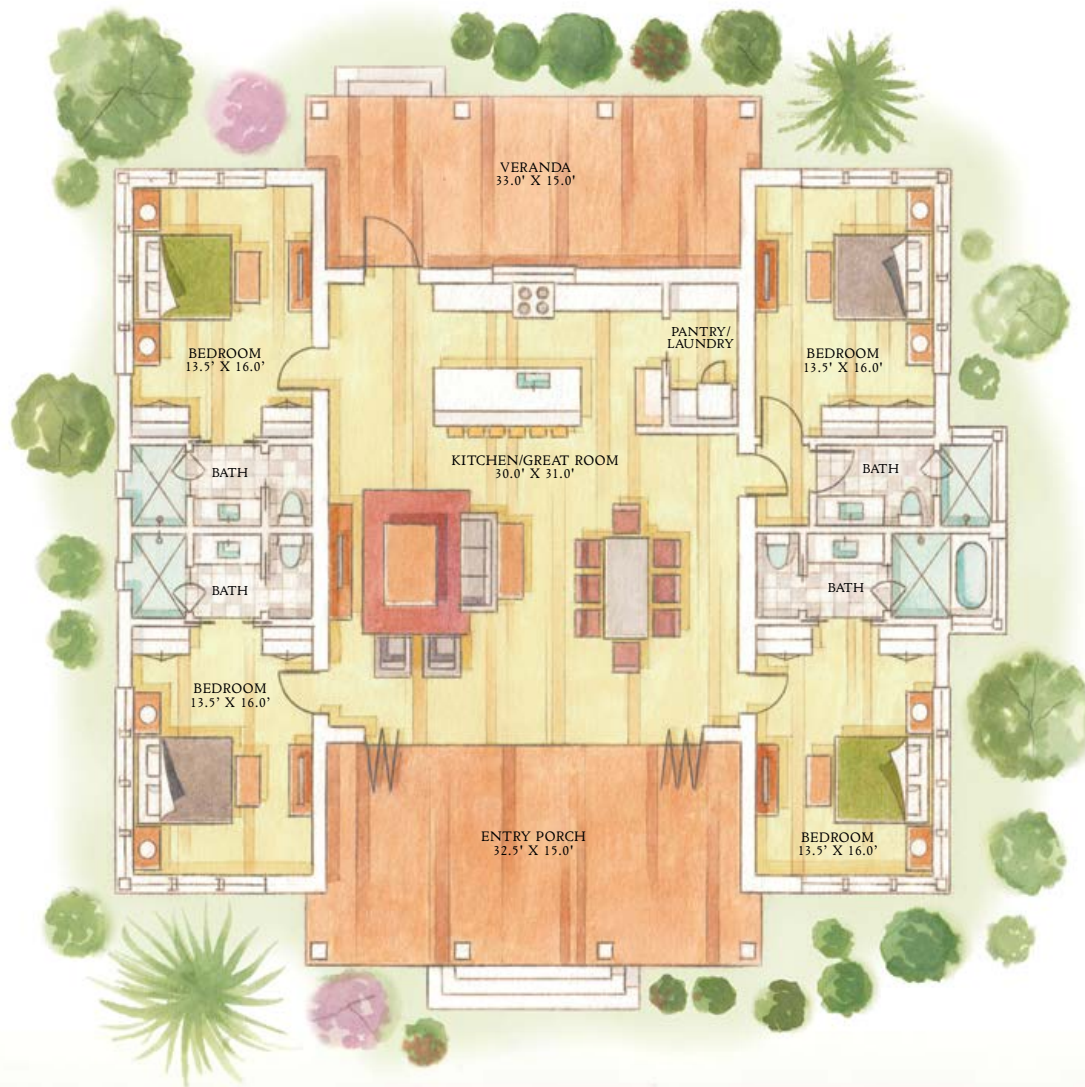
'Off Course' Floor Plan

SPA BUNGALOW



With simple elegance, this one-story cottage features four en-suite master bedrooms surrounding a vaulted great room with a signature 'eyebrow' dormer. Front and rear verandas provide for outdoor living and dining spaces.

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

'Off Course' Spa Bungalow #4	\$9,500,000
VAT on Sales Price (5%)	\$475,000
Attorney Fee (0.5% of Purchase Price)	\$47,500
VAT on Attorney Fee (10%)	\$4,750
Club Membership Initiation	\$250,000
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Total Initial Costs	\$10,277,250
2023 Club Dues (prorated)	\$76,500
2023 HOA Dues (prorated)	\$36,500
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2023 Total Annual Costs	\$113,000





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