



Baker's Bay
GOLF & OCEAN CLUB

"Pajama Party" | Spa Cottage #2





Baker's Bay
GOLF & OCEAN CLUB

GUMELEMI CAY
PRIVATE ISLAND ESTATE



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

CHAPEL POINT
Pajama Party

WHALE'S TAIL
ESTATE LOTS

ATLANTIC
OCEAN

SIP SIP

Plant Nursery
& Orchard

ATLANTIC CLUB

ATLANTIC CLUB COTTAGES

ATLANTIC COAST HOMES

BAKER'S BAY
ESTATE LOTS

GOLF COURSE

- Practice Range
- Short Game Area
- Pro Shop

Sea of Abaco

BAKER'S BAY

BAKER'S BAY MARINA VILLAGE

- 105 Slip Marina
- Will's Island
- Marina Club & Inn
- Marina Village Residences & Boat Houses
- Conch Shack Bar & Grill
- The Market
- Blu Boutique
- Medical Office
- Marina Fitness & Pool
- Marina, Member & Residential Services
- Sales Office

ATLANTIC FLATS

ATLANTIC BEACH

MARINA VILLAGE POOL

SUNRISE BEACH COTTAGES

SUNRISE BEACH FLATS

SUNSET PIER FLATS

MANGROVE PRESERVE

FOR PRESERVATION STUDY

SAND FLATS

SEA PORT

- Sea Plane Ramp
- Fueling Pier
- Customs & Immigration

EAST VILLAGE
• Dockside Bar and Grill
• Fitness Center
• Muscle Beach
• Pool

DIAMOND POINT

Marsh Harbour

SETTLEMENT

*via Bonnaventure
innouso bellegrade*



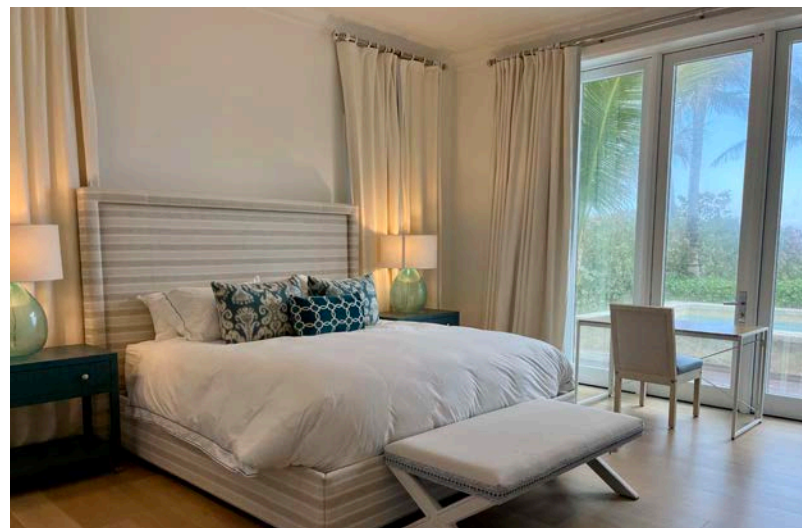
SHELL ISLAND

"PAJAMA PARTY" IS THE EPITOME OF ISLAND LIVING

This stunning 4-bedroom, 4.5-bathroom one-story home offers the ultimate in coastal living, perfectly situated along the pristine shores of the Whale's Tail. With panoramic ocean views from the floor to ceiling glass doors, you'll enjoy the soothing sounds of the waves and breathtaking sunset skies right from your doorstep. The spacious open-concept living area is bathed in natural light, creating a warm and inviting atmosphere. The chef's kitchen is a dream, featuring top-of-the-line appliances and ample counter space for entertaining. Outside, the expansive patio provides the perfect setting for relaxing or hosting family and friends, with direct access to the beach. This home is a rare opportunity to experience luxury and convenience in one of the most desirable oceanfront locations, being just steps away from the Beach Club amenities.

Land Area	18,369 sf 0.42 acres
Beach Frontage	85'
Depth of Lot	215'
Views	Sunset Atlantic Ocean
Bedrooms/Bathrooms	4 bed/4.5 bath
A/C Square Footage	3,639 sf







Cost Breakdown

Pajama Party Beach Club Cottage #2	\$17,500,000
VAT on Sales Price (5%)	\$875,000
Attorney Fee (0.5% of Purchase Price)	\$87,500
VAT on Attorney Fee (10%)	\$8,750
Club Membership Initiation	\$250,000
<hr/>	
Total Initial Costs	\$18,721,250
2025 Club Dues (prorated)	\$93,000
2025 HOA Dues (prorated)	\$42,000
<hr/>	
2025 Total Annual Costs	\$135,000*



*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 | bakersbayclub.com