



Baker's Bay
GOLF & OCEAN CLUB

"Pajama Party" | Spa Cottage #2





Baker's Bay
GOLF & OCEAN CLUB



CHAPEL
POINT

Pajama Party

GUMELEM CI
PRIVATE ISLAND ESTATE



BEACH CLUB

- Main Family Pool
- Spa & Fitness
- Lap Pool
- Locker Rooms
- Whale's Tail Ocean Front Dining
- Dane Beach Bar & Grill
- Great Lawn
- Coconuts Kid's Club

BEACH
CLUB COTTAGES

BAKER'S BAY
ESTATE LOTS

Sea of Abaco

GOLF
COURSE

- Practice Range
- Short Game Area
- Pro Shop

SUNSET PARK

- Ball Fields
- Batting Cage
- Sports Court
- Outdoor Pursuits
- Docks
- Bocce Ball & Horse Shoes
- Jelly Beans
- Pirate's Playground
- Chef's Outdoor Kitchen Pavilion
- Sports Court
- Fruit Orchard
- Pickleball
- Tennis Courts
- New Toddler Play Area
- Putt Putt Mini Golf

SHELL
ISLAND



Sea Bonnventure
mouvoobellegrader

WHALE'S TAIL
ESTATE
LOTS



ATLANTIC
OCEAN

SIP SIP

Plant Nursery
& Orchard

ATLANTIC
CLUB



ATLANTIC CLUB COTTAGES

ATLANTIC
COAST HOMES

BAKER'S BAY

ATLANTIC
FLATS

SUNSET PIER
FLATS

ATLANTIC
BEACH

MARINA
VILLAGE
POOL

SUNRISE BEACH
COTTAGES

SUNRISE BEACH
FLATS

ATLANTIC
FLATS

SAND FLATS

Marsh
Harbour

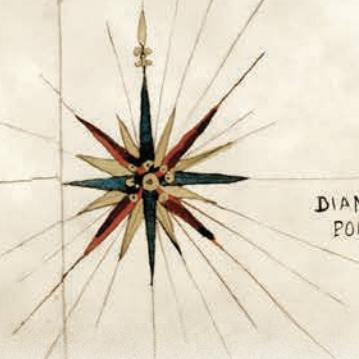
EAST
VILLAGE

- Sea Plane Ramp
- Fueling Pier
- Fitness Center
- Muscle Beach
- Pool

SEA PORT

- Dockside Bar and Grill
- Fitness Center
- Muscle Beach
- Pool

DIAMOND
POINT



BAKER'S BAY MARINA VILLAGE

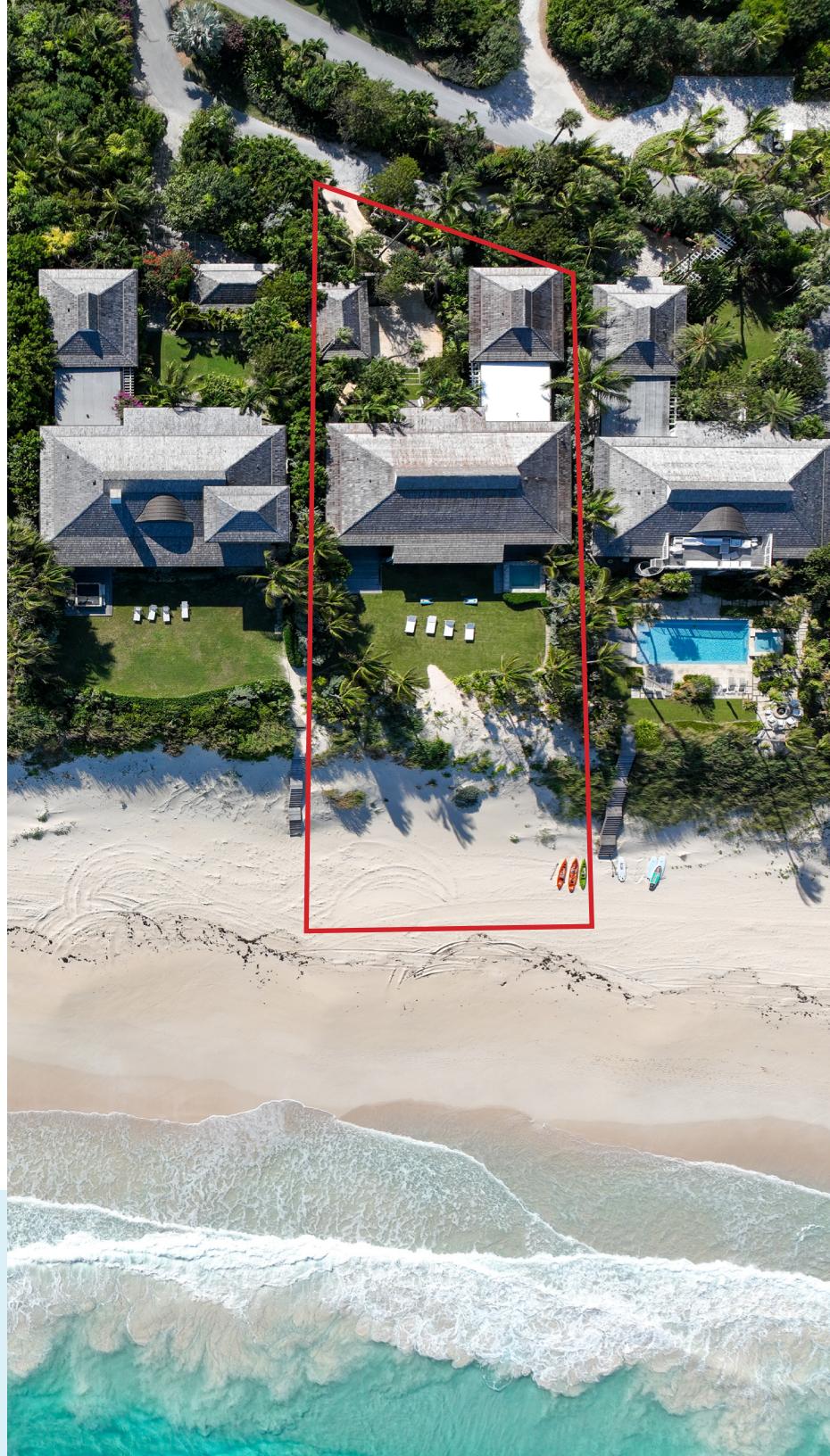
- 165 Slip Marina
- Will's Island
- Marina Club & Inn
- Marina Village Residences & Boat Houses
- Conch Shack Bar & Grille
- The Market
- Blu Boutique
- Medical Office
- Marina Fitness & Pool
- Marina, Member & Residential Services
- Sales Office

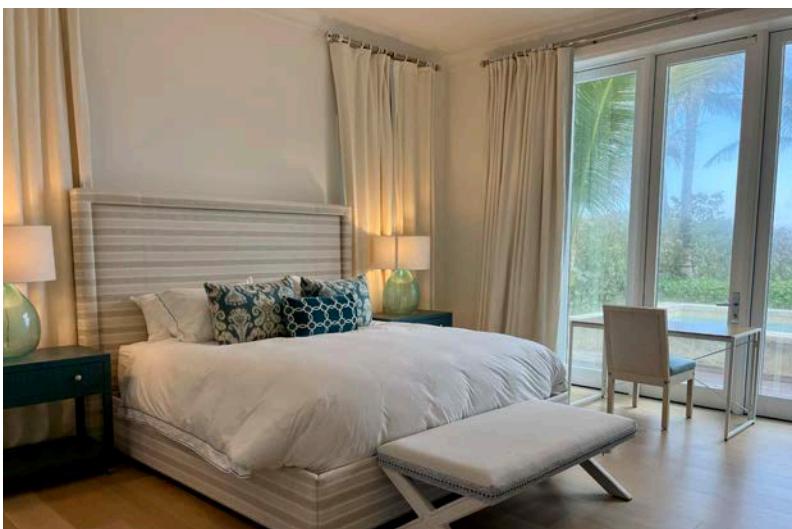
SETTLEMENT

"PAJAMA PARTY" IS THE EPITOME OF ISLAND LIVING

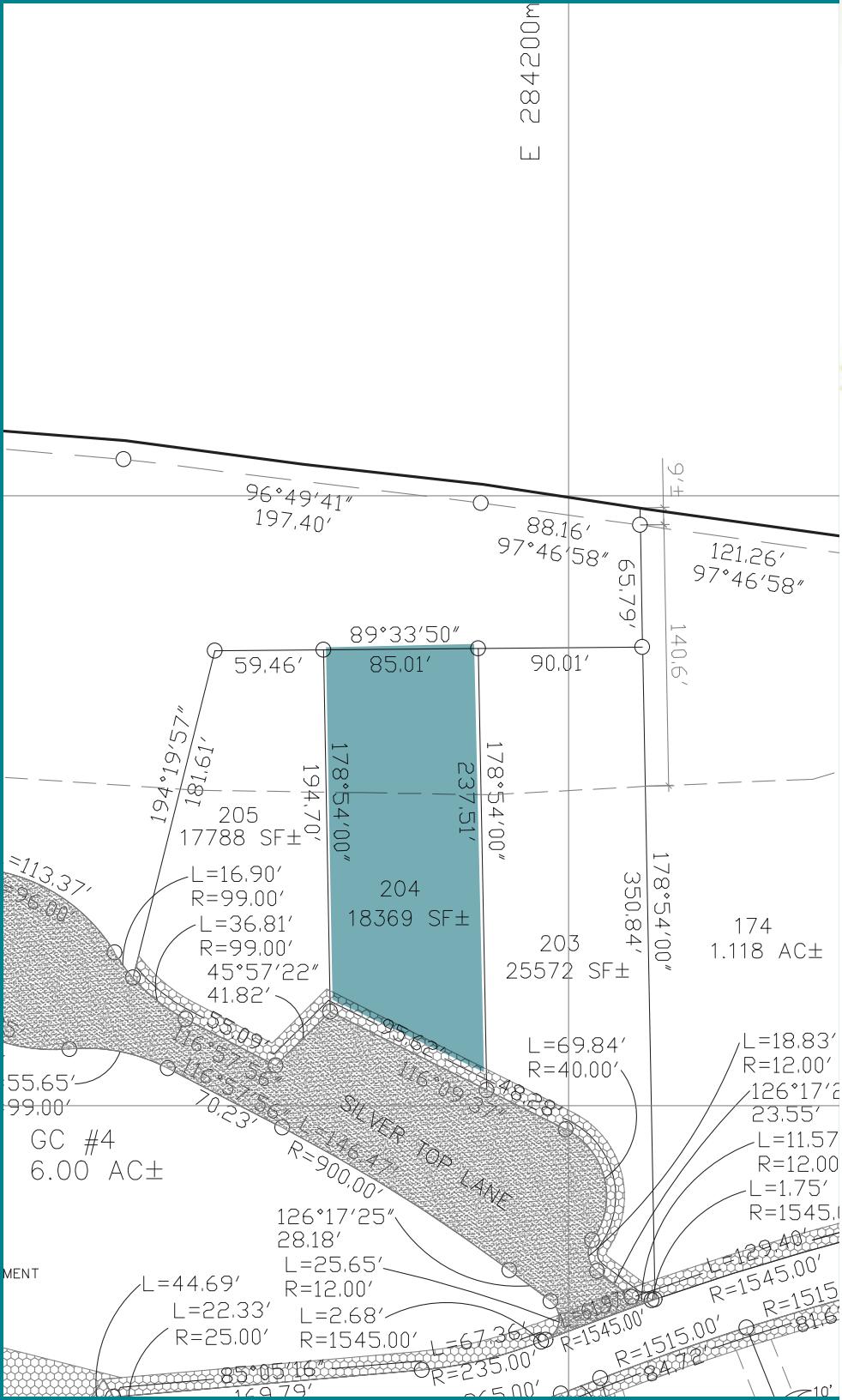
This stunning 4-bedroom, 4.5-bathroom one-story home offers the ultimate in coastal living, perfectly situated along the pristine shores of the Whale's Tail. With panoramic ocean views from the floor to ceiling glass doors, you'll enjoy the soothing sounds of the waves and breathtaking sunset skies right 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
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Total Initial Costs	\$18,721,250
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