

# Spa Bungalow Homesites | Phase 2



**Baker's Bay**  
GOLF & OCEAN CLUB





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GOLF & OCEAN CLUB

GUMELEMI CAY  
PRIVATE ISLAND ESTATE



Spa Bungalow Homesites  
Phase 2

**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

BAKER'S BAY  
ESTATE LOTS



**GOLF COURSE**

- Practice Range
- Short Game Area
- Pro Shop

**SUNSET PARK**

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

WHALE'S TAIL  
ESTATE LOTS



SIPSIP

Plant Nursery  
& Orchard

ATLANTIC CLUB

ATLANTIC CLUB COTTAGES

ATLANTIC COAST HOMES

BAKER'S BAY



BAKER'S BAY MARINA VILLAGE

- 109 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

ATLANTIC FLATS

MARINA VILLAGE POOL

SUNRISE BEACH COTTAGES

SUNRISE BEACH FLATS

SUNSET PIER FLATS

MANGROVE PRESERVE

FOR PRESERVATION STUDY

JOES CREEK

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*



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Five golf course properties previously comprised the Spa Bungalow Homesites within the Beach Club neighborhood, and now we welcome two additional properties to this pristine stretch of homes: Spa Bungalow Homesites Phase 2. Stretching west to east along the ever-loved Tom Fazio Golf Course, these future homeowners will enjoy views of the 10th Tee Box and the convenience of being within walking distance of all the Beach Club Amenities, including spa, gym, and the newly completed locker rooms with sauna, steam, and cold plunge features.

Land Area

~19,000sf / 0.44acres

Golf Course Frontage

~100'

Views

Golf Course / Beach Club



# Spa Bungalow Homesites | Phase 2



## Cost Breakdown

Spa Bungalow Homesites   Phase 2	\$3,500,000
VAT on Sales Price (5%)	\$175,000
Club Membership Initiation	\$250,000
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Total Initial Costs	\$3,925,000

2023 Club Dues (prorated)	\$76,500
2023 Homeowners' Association 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](mailto:info@bakersbayclub.com) | [bakersbayclub.com](http://bakersbayclub.com)