



Baker's Bay
GOLF & OCEAN CLUB

Vita Grata | Atlantic Club Cottage #17





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Vita Grata | ACC #17

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

WHALE'S TAIL
ESTATE LOTS

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
- Jelly Beans
- Pirate's Playground
- Chef's Outdoor Kitchen Pavillion
- Fruit Orchard
- Pickleball
- Tennis Courts
- New Toddler Play Area
- Putt Putt Mini Golf

ATLANTIC OCEAN

SIP SIP

Plant Nursery & Orchard

ATLANTIC CLUB

ATLANTIC CLUB COTTAGES

ATLANTIC COAST HOMES

BAKER'S BAY



ATLANTIC FLATS

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 BEACH

MARINA VILLAGE POOL

SUNRISE BEACH COTTAGES

SUNSET PIER FLATS

MANGROVE PRESERVE

SUNRISE BEACH FLATS

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*



CHAPEL POINT



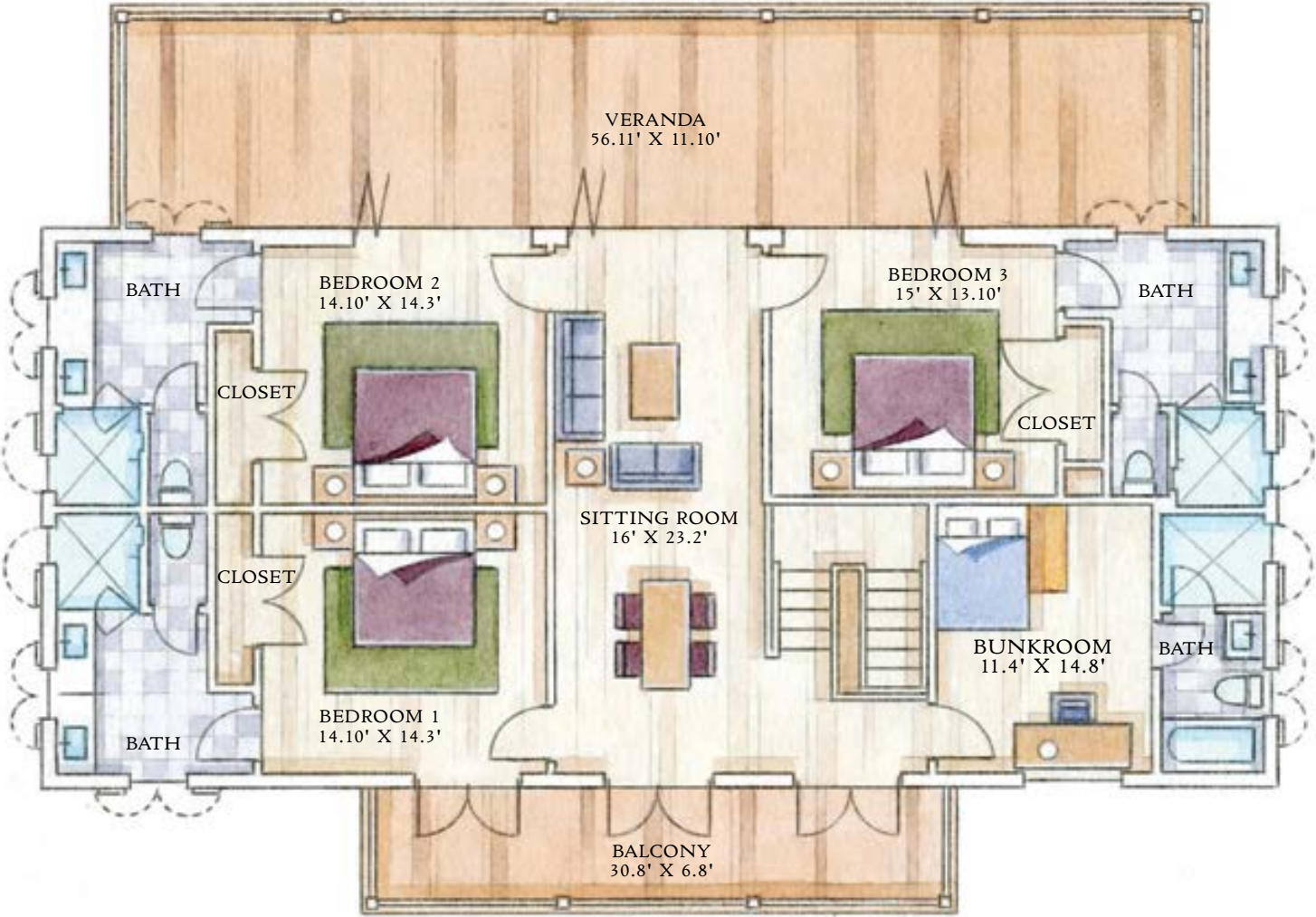
SHELL ISLAND

Vita Grata is a golfers dream getaway. This very centrally located and private home, is nestled in on the Club's 18-hole Tom Fazio designed golf course and is just a short drive away from the golf practice facility as well as the beloved golf comfort station, Sip Sip. The home features an open kitchen, living and dining room concept as well as 5 bedrooms in the main house. A wonderful addition to the home, is the one bedroom, one bath guest suite located in front of the main house. Sweeping, unobstructed views of the 1st and 18th fairway makes this home every golfer's dream.

| | |
|----------------------|-------------------------------------|
| Bed/Bath | 6 bed/6.5 bath |
| A/C SQ | 3,998 sf |
| Porches /Balconies | 1,577 sf |
| Land Area | 26,971 sf .62 acres |
| Golf Course Frontage | 91' |
| Depth of Lot | 303' |
| Views | 1st & 18th Fairway Atlantic Ocean |



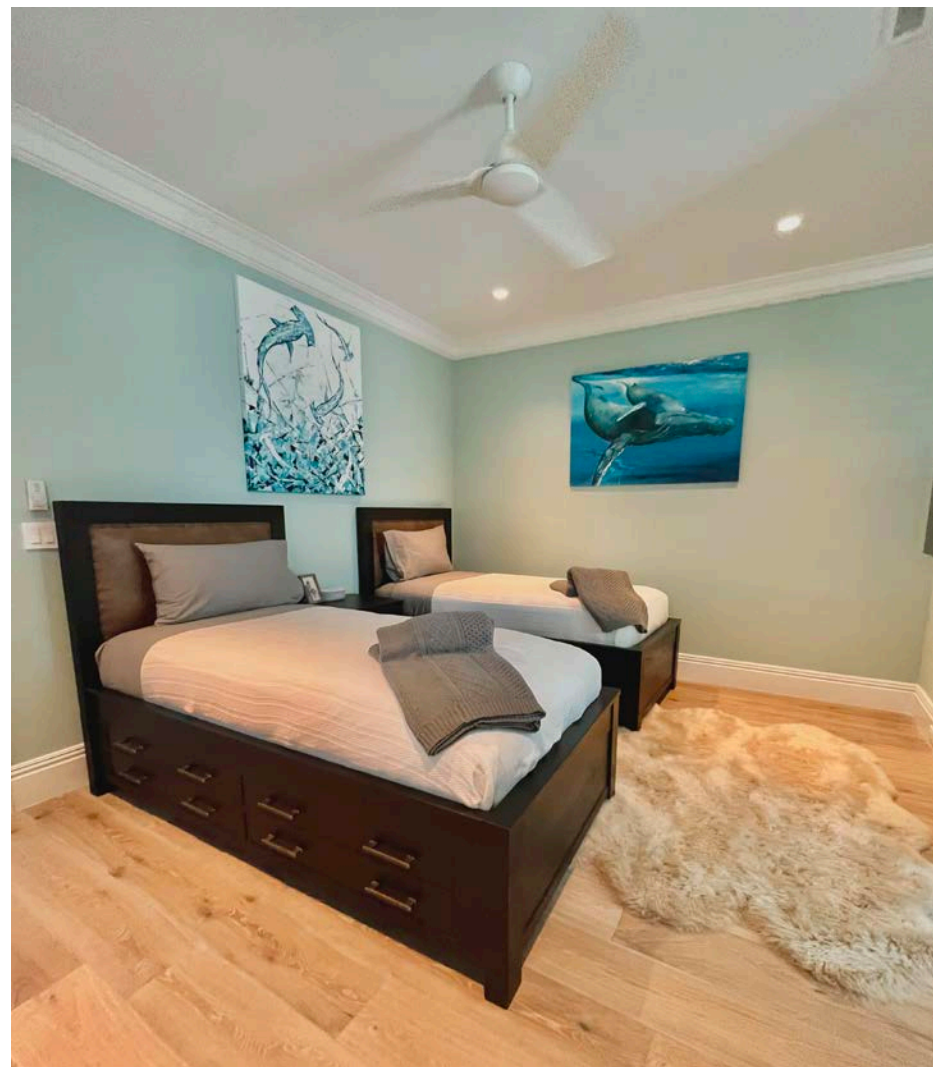
Vita Grata Floor Plan | First Floor



Vita Grata Floor Plan | Second Floor







Cost Breakdown

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|--|--------------|
| Vita Grata Atlantic Club Cottage #17 | \$11,850,000 |
| VAT on Sales Price (5%) | \$592,500 |
| Attorney Fee (0.5% of Purchase Price) | \$59,250 |
| VAT on Attorney Fee (10%) | \$5,925 |
| Club Membership Initiation | \$250,000 |
| <hr/> | |
| Total Initial Costs | \$12,757,675 |
| | |
| 2024 Club Dues (prorated) | \$84,185 |
| 2024 Homeowners' Association Dues (prorated) | \$40,200 |
| <hr/> | |
| 2024 Total Annual Costs | \$124,385 |





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