

# Vita Grata | Atlantic Club Cottage #17



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







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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*



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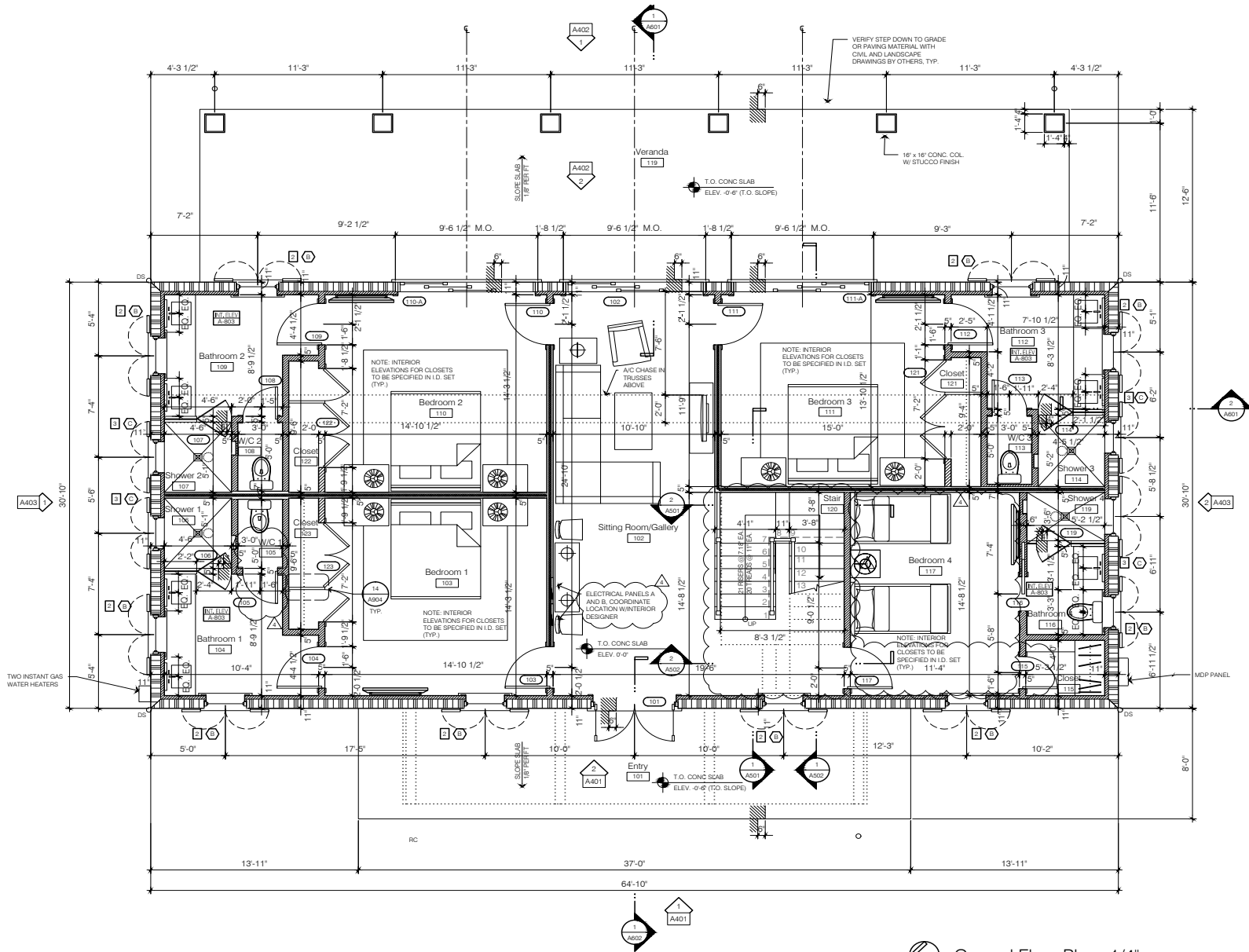
**Vita Grata is a golfers dream getaway.** This very centrally located and private home, is nestled in on the Club's 18-hole Tom Fazio designed golf course and is just a short drive away from the golf practice facility as well as the beloved golf comfort station, Sip Sip. The home features an open kitchen, 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
Guest House SF	400 sf
Land Area	26,971 sf   .62 acres
Golf Course Frontage	91'
Depth of Lot	303'
Views	1st & 18th Fairway   Atlantic Ocean



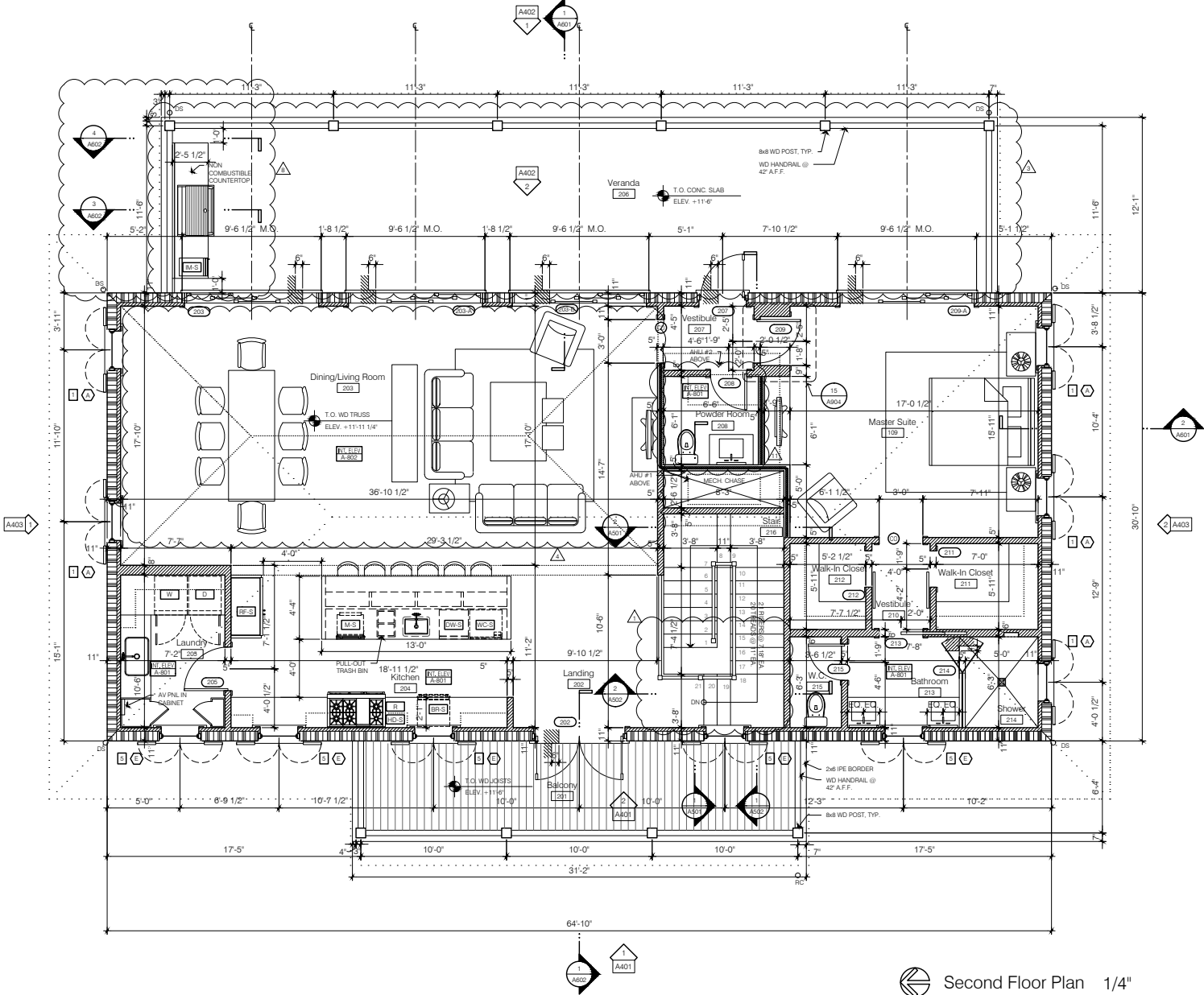


# Vita Grata Floor Plan | First Floor



Ground Floor Plan 1/4"

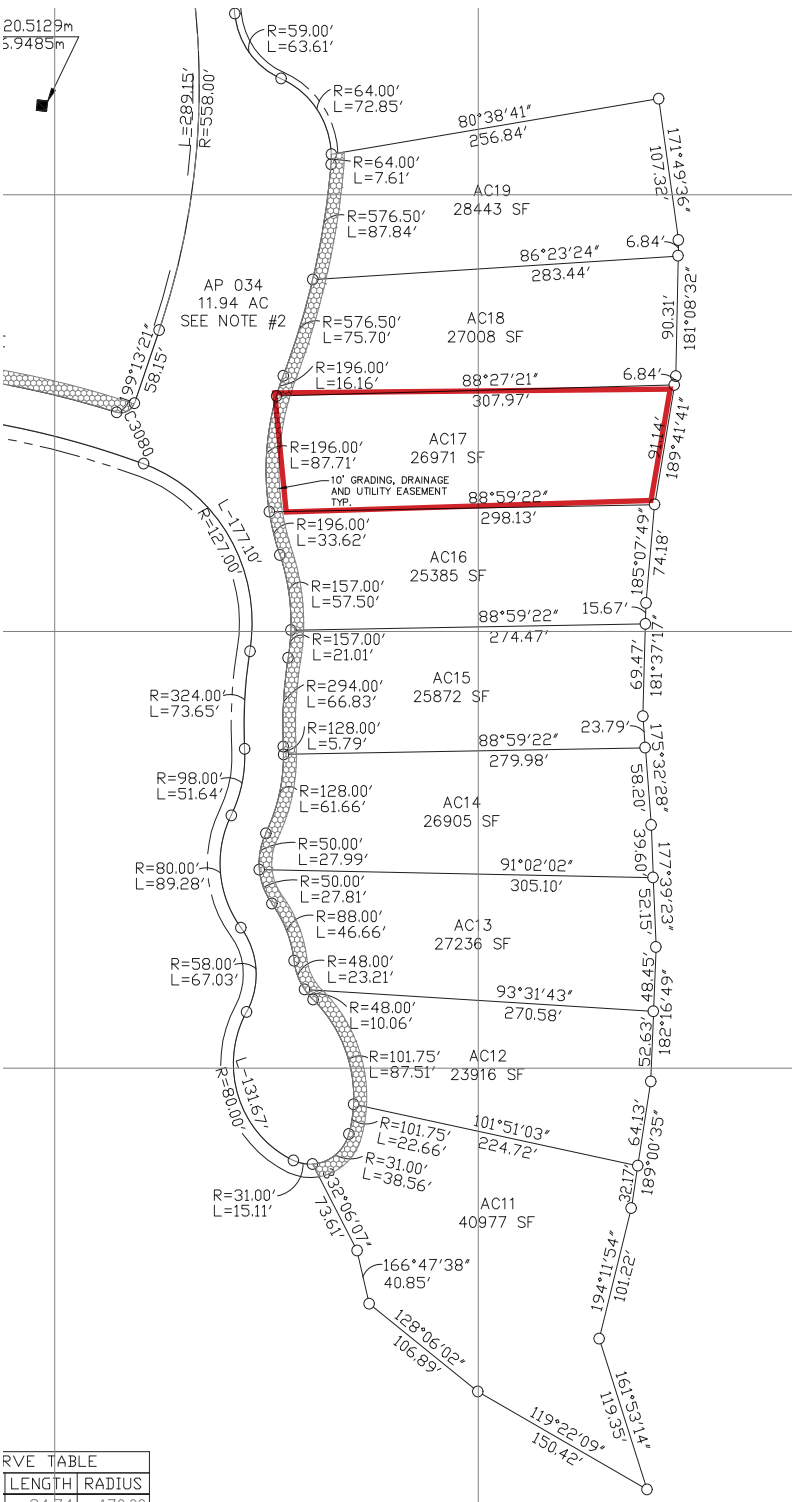
# Vita Grata Floor Plan | Second Floor



Second Floor Plan 1/4"

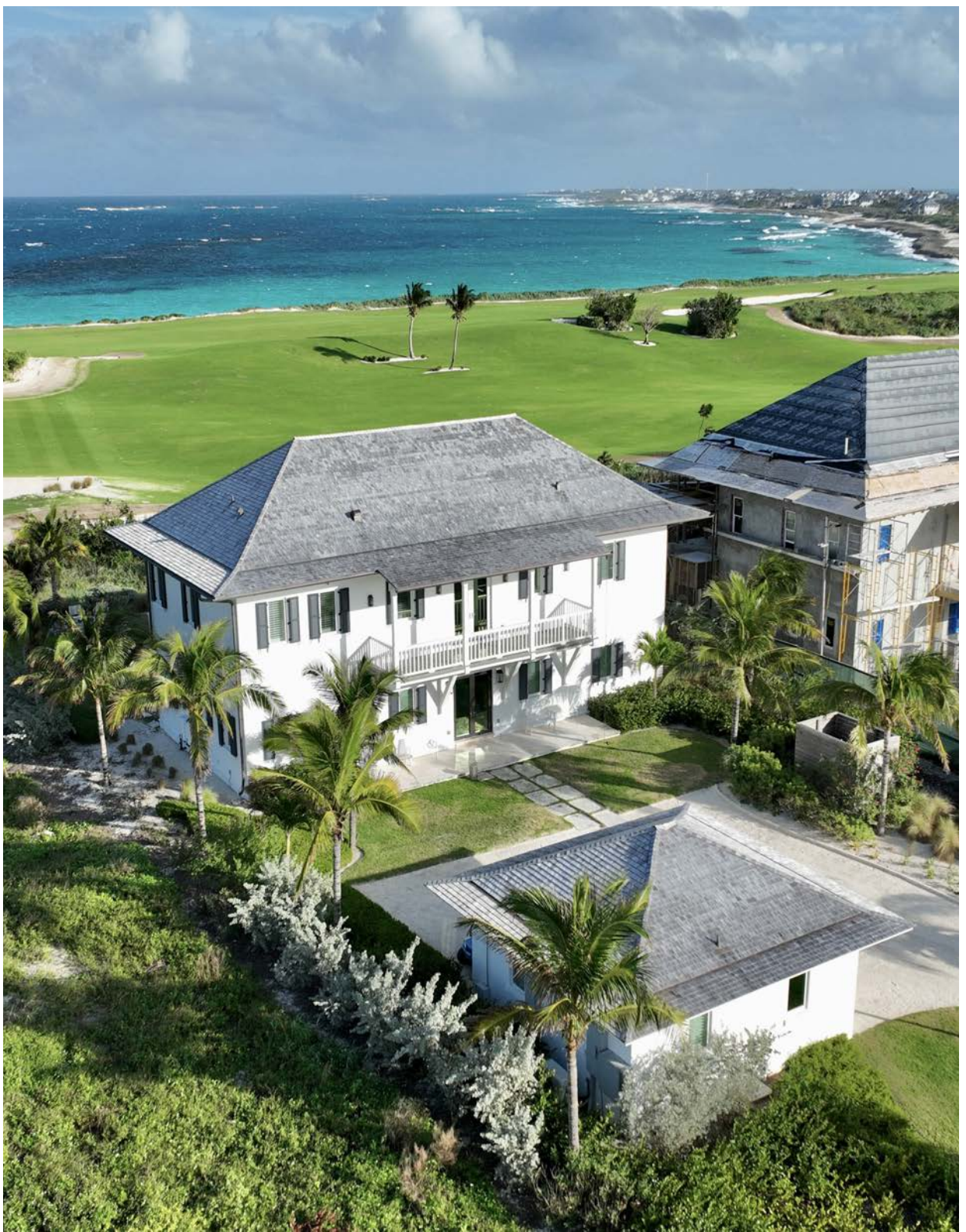


20.5129m  
5.9485m

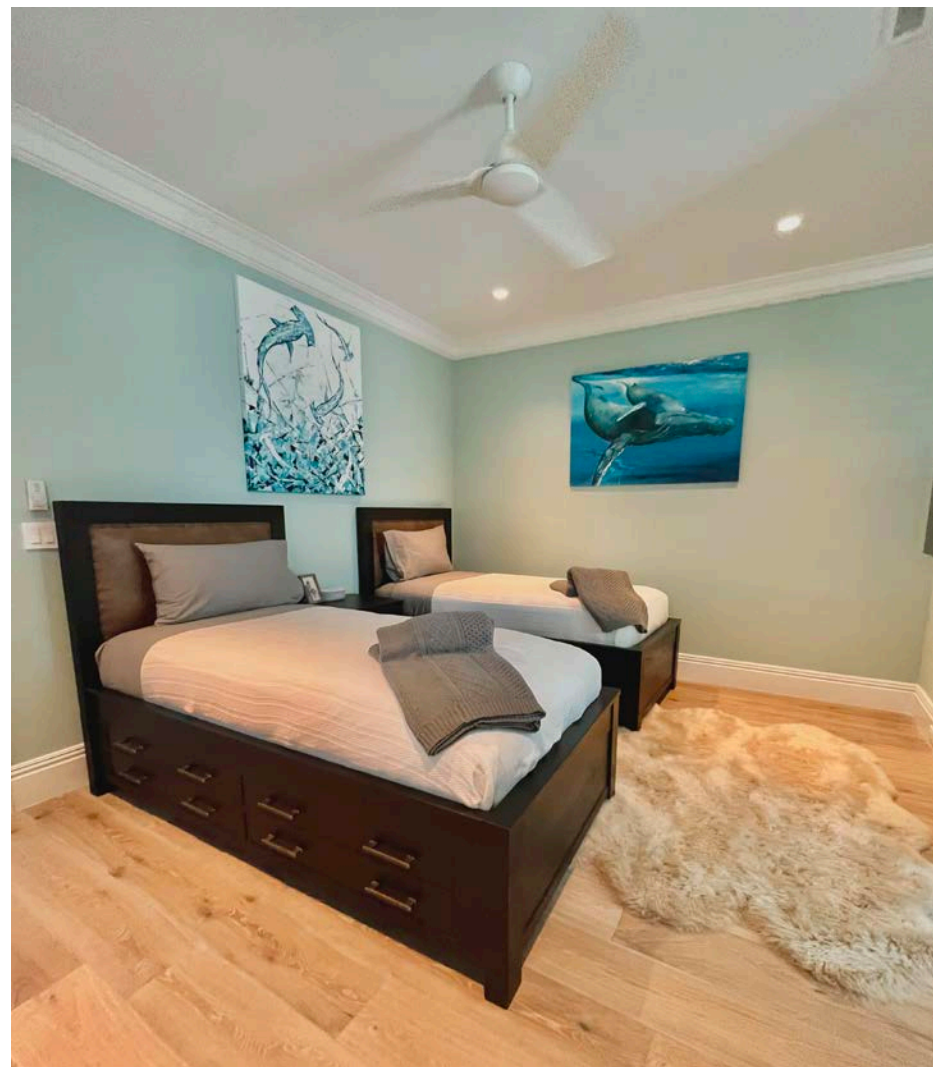


RVE TABLE	
LENGTH	RADIUS
24.74	170.00
34.53	785.00
18.84	198.00
16.89	11.00

LINE TABLE		
LINE	LENGTH	READING
1	107.32'	171°49'36"
2	256.84'	80°38'41"
3	283.44'	86°23'24"
4	283.44'	86°23'24"
5	307.97'	88°27'21"
6	307.97'	88°27'21"
7	298.13'	88°59'22"
8	274.47'	88°59'22"
9	279.98'	88°59'22"
10	305.10'	91°02'02"
11	270.58'	93°31'43"
12	239.16'	101°51'03"
13	224.72'	101°51'03"
14	40.85'	166°47'38"
15	106.89'	128°06'02"
16	150.42'	119°22'09"
17	163.53'	116°36'35"
18	101.22'	194°11'54"
19	101.22'	194°11'54"
20	189.00'	189°00'35"
21	177.36'	177°36'23"
22	175.33'	175°33'37"
23	69.47'	69°47'17"
24	74.18'	185°07'49"
25	15.67'	88°59'22"
26	15.67'	88°59'22"
27	6.84'	88°27'21"
28	6.84'	88°27'21"
29	6.84'	86°23'24"
30	6.84'	86°23'24"
31	90.31'	90°31'18"
32	107.32'	171°49'36"
33	107.32'	171°49'36"
34	256.84'	80°38'41"
35	256.84'	80°38'41"
36	72.85'	80°38'41"
37	72.85'	80°38'41"
38	7.61'	80°38'41"
39	7.61'	80°38'41"
40	64.00'	80°38'41"
41	64.00'	80°38'41"
42	63.61'	80°38'41"
43	63.61'	80°38'41"
44	59.00'	80°38'41"
45	59.00'	80°38'41"
46	58.15'	59°13'21"
47	58.15'	59°13'21"
48	308.00'	59°13'21"
49	308.00'	59°13'21"
50	171.10'	171°10'00"
51	171.10'	171°10'00"
52	73.65'	324°00'00"
53	73.65'	324°00'00"
54	51.64'	98°00'00"
55	51.64'	98°00'00"
56	89.28'	80°00'00"
57	89.28'	80°00'00"
58	67.03'	58°00'00"
59	67.03'	58°00'00"
60	131.67'	80°00'00"
61	131.67'	80°00'00"
62	15.11'	31°00'00"
63	15.11'	31°00'00"
64	38.56'	31°00'00"
65	38.56'	31°00'00"
66	22.66'	101.75°
67	22.66'	101.75°
68	48.00'	48.00°
69	48.00'	48.00°
70	23.21'	48.00°
71	23.21'	48.00°
72	46.66'	88.00°
73	46.66'	88.00°
74	27.81'	50.00°
75	27.81'	50.00°
76	27.99'	50.00°
77	27.99'	50.00°
78	61.66'	128.00°
79	61.66'	128.00°
80	66.83'	294.00°
81	66.83'	294.00°
82	21.01'	157.00°
83	21.01'	157.00°
84	57.50'	157.00°
85	57.50'	157.00°
86	33.62'	196.00°
87	33.62'	196.00°
88	87.71'	196.00°
89	87.71'	196.00°
90	16.16'	196.00°
91	16.16'	196.00°
92	75.70'	576.50°
93	75.70'	576.50°
94	87.84'	576.50°
95	87.84'	576.50°
96	7.61'	64.00°
97	7.61'	64.00°
98	72.85'	64.00°
99	72.85'	64.00°
100	59.00'	59.00°
101	59.00'	59.00°
102	558.00'	289.15°
103	558.00'	289.15°





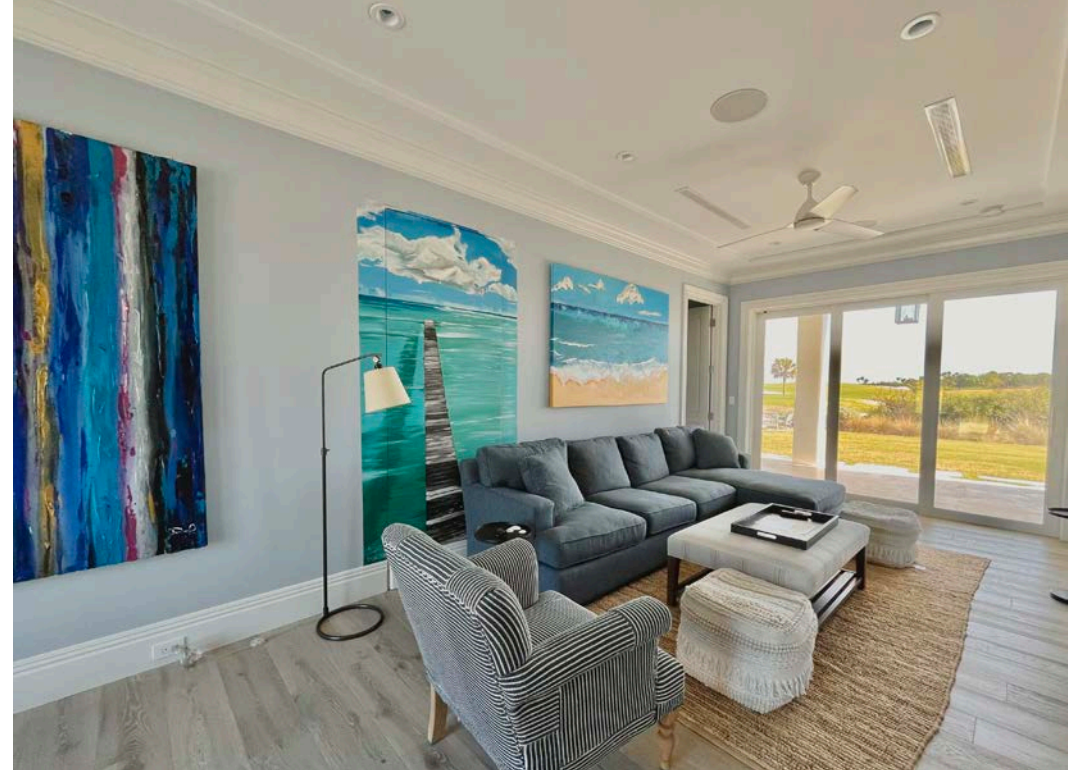




## Cost Breakdown

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
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Total Initial Costs	\$12,757,675

2025 Club Dues (prorated)	\$93,000
2025 Homeowners' Association Dues (prorated)	\$42,000
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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](mailto:info@bakersbayclub.com) | [bakersbayclub.com](http://bakersbayclub.com)