



Baker's Bay
GOLF & OCEAN CLUB

Vita Grata | Atlantic Club Cottage #17





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Vita Grata | ACC #17

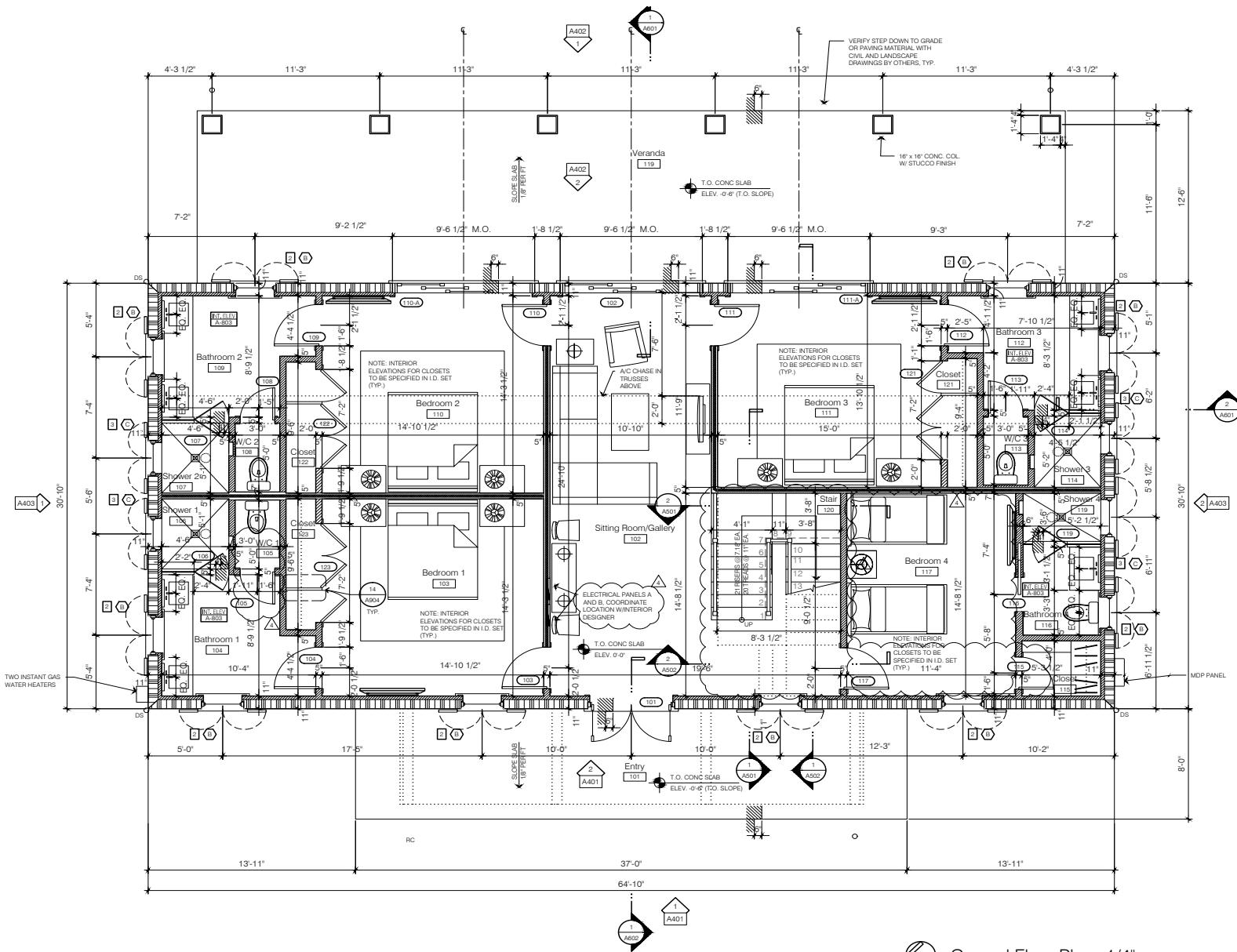


Vita Grata is a golfers dream getaway. This very centrally located and private home, is nestled in on the Club's 18-hole Tom Fazio designed golf course and is just a short drive away from the golf practice facility as well as the beloved golf comfort station, Sip Sip. The home features an open kitchen, 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.

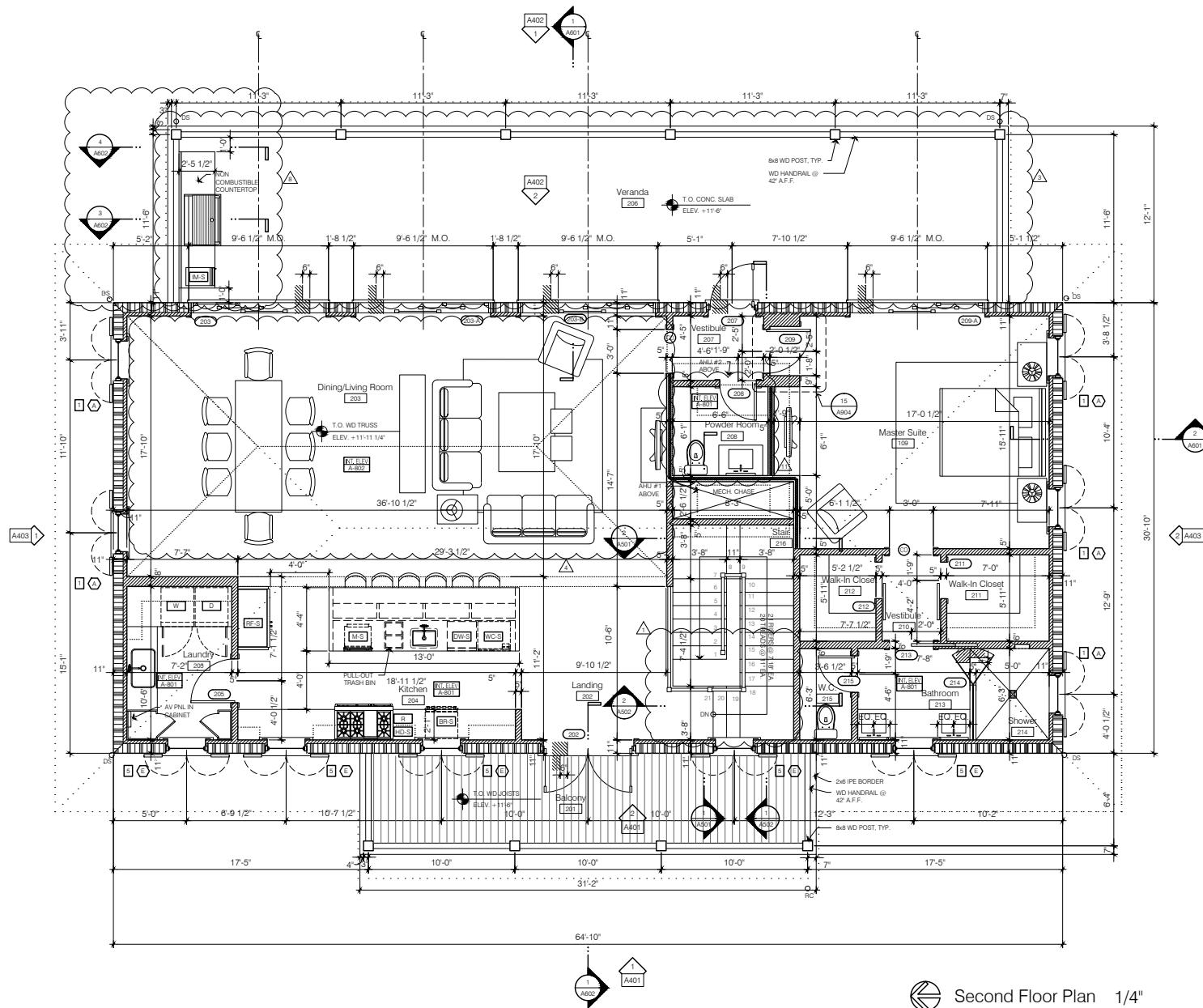
Bed/Bath	6 bed/6.5 bath
A/C SQ	3,998 sf
Porches /Balconies	1,577 sf
Guest House SF	400 sf
Land Area	26,971 sf .62 acres
Golf Course Frontage	91'
Depth of Lot	303'
Views	1st & 18th Fairway Atlantic Ocean

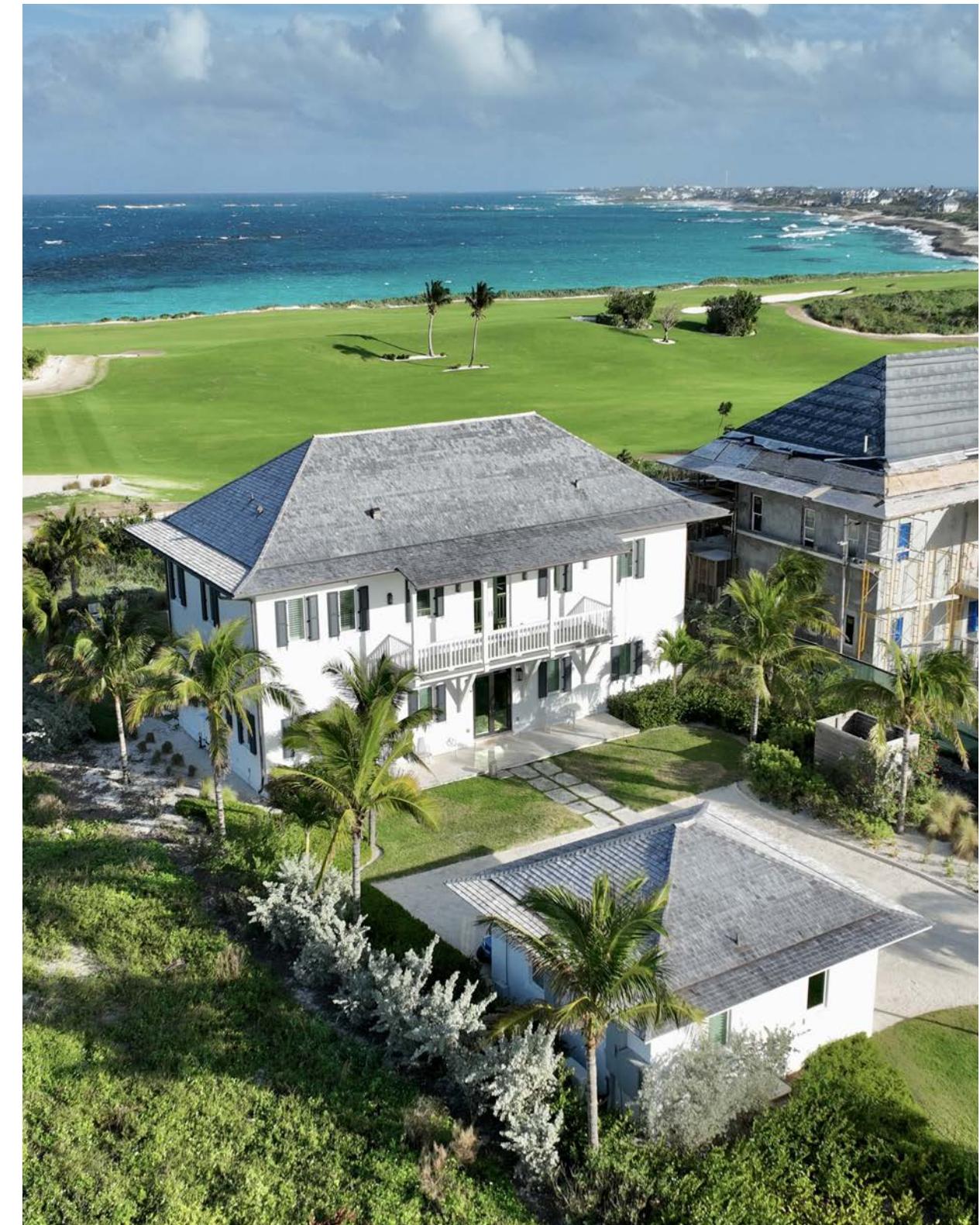
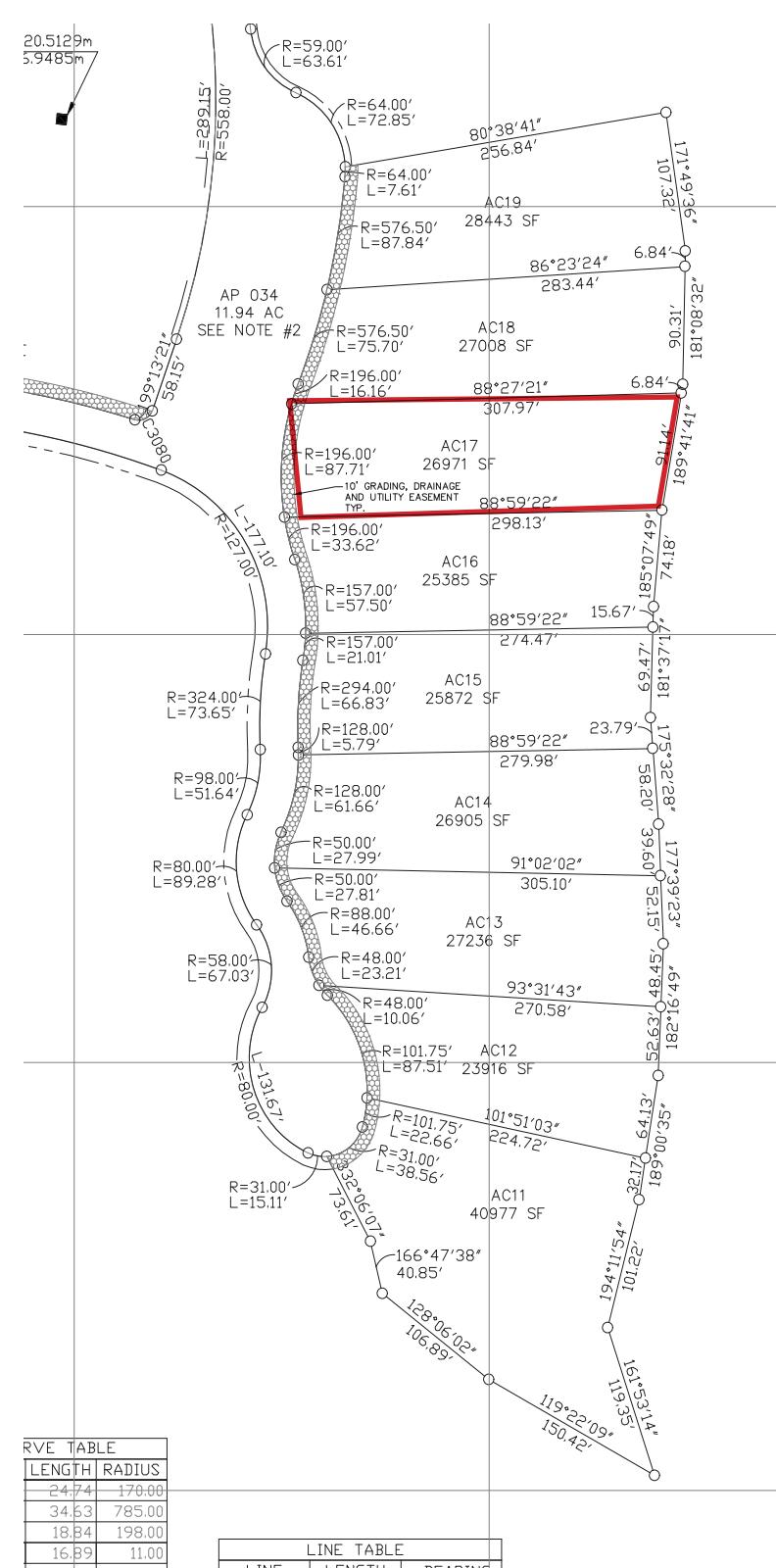


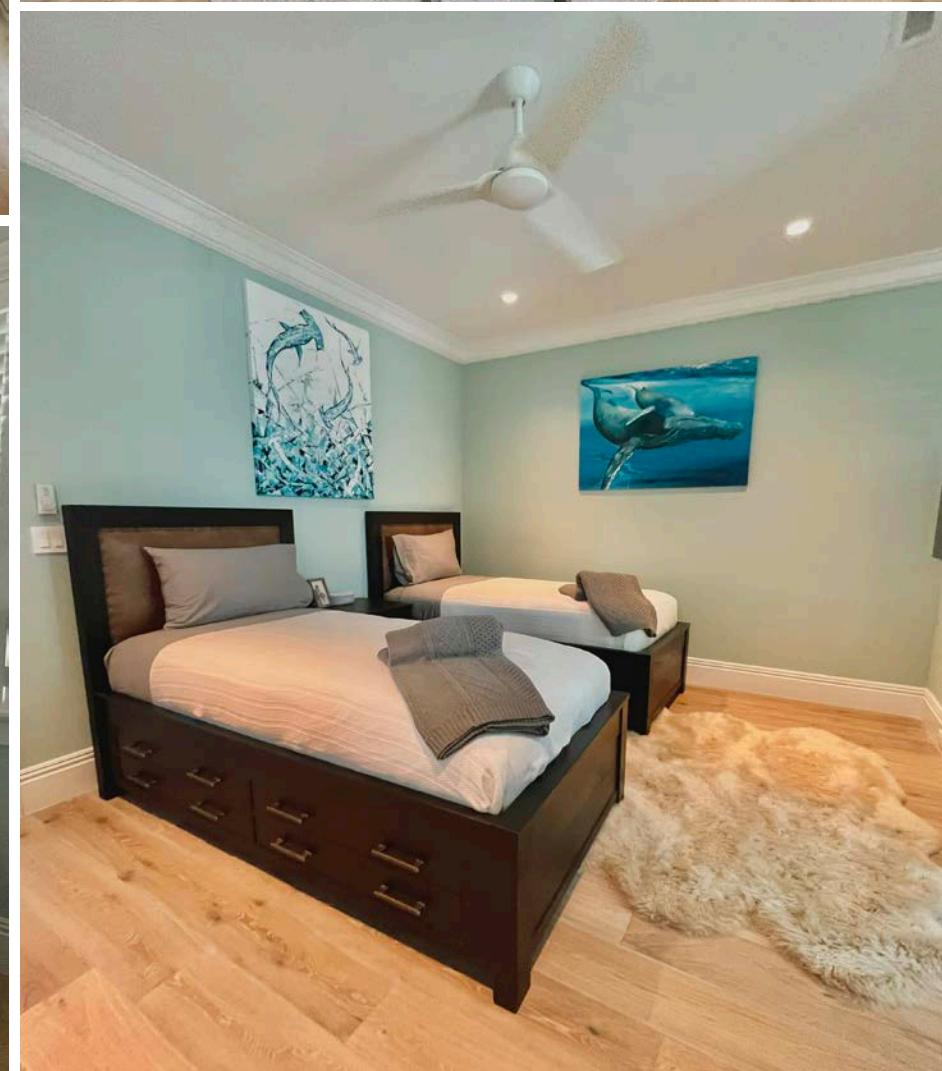
Vita Grata Floor Plan | First Floor



Vita Grata Floor Plan | Second Floor







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
Total Initial Costs	\$12,757,675

Proposed 2026 Club Dues (prorated)	\$95,400
Proposed 2026 HOA Dues (prorated)	\$43,260
Proposed 2026 Total Annual Costs	\$138,660*



*ANNUAL DUES SUBJECT TO 10% VAT



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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