

Vita Grata | Atlantic Club Cottage #17





Baker's Bay
GOLF & OCEAN CLUB

Vita Grata | ACC #17

GUMELEMI CAY
PRIVATE ISLAND ESTATE

CHAPEL
POINT

WHALE'S TAIL
ESTATE LOTS

ATLANTIC
OCEAN

SIP SIP

Plant Nursery
& Orchard

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

Sea of Abaco

GOLF COURSE

- Practice Range
- Short Game Area
- Pro Shop

BAKER'S BAY

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 CLUB

ATLANTIC CLUB COTTAGES

ATLANTIC
COAST HOMES



ATLANTIC
FLATS

BAKER'S BAY MARINA VILLAGE

- 105 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

MARINA
VILLAGE POOL

SUNRISE BEACH
COTTAGES

SUNRISE BEACH
FLATS

SUNSET PIER
FLATS

MANGROVE
PRESERVE

FEP
PRESERVATION
STUDY

SAND FLATS

DIAMOND
POINT

Marsh
Harbour

SEA PORT

- Sea Plane Ramp
- Fueling Pier
- Customs & Immigration

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

SETTLEMENT

via Bonnaventure
innousobellegradre

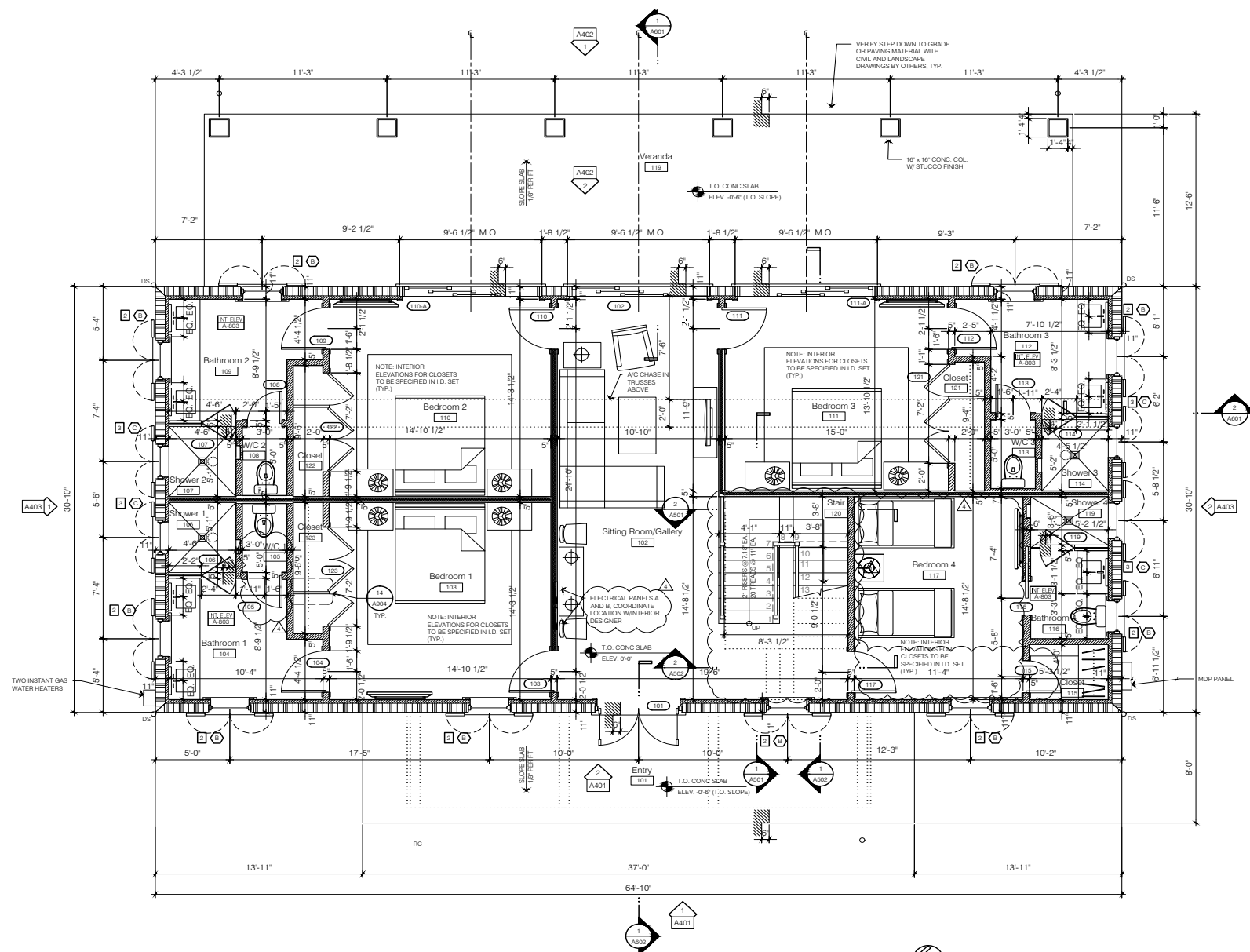


Vita Grata is a golfers dream getaway. This very centrally located and private home, is nestled in on the Club's 18-hole Tom Fazio designed golf course and is just a short drive away from the golf practice facility as well as the beloved golf comfort station, Sip Sip. The home features an open kitchen,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

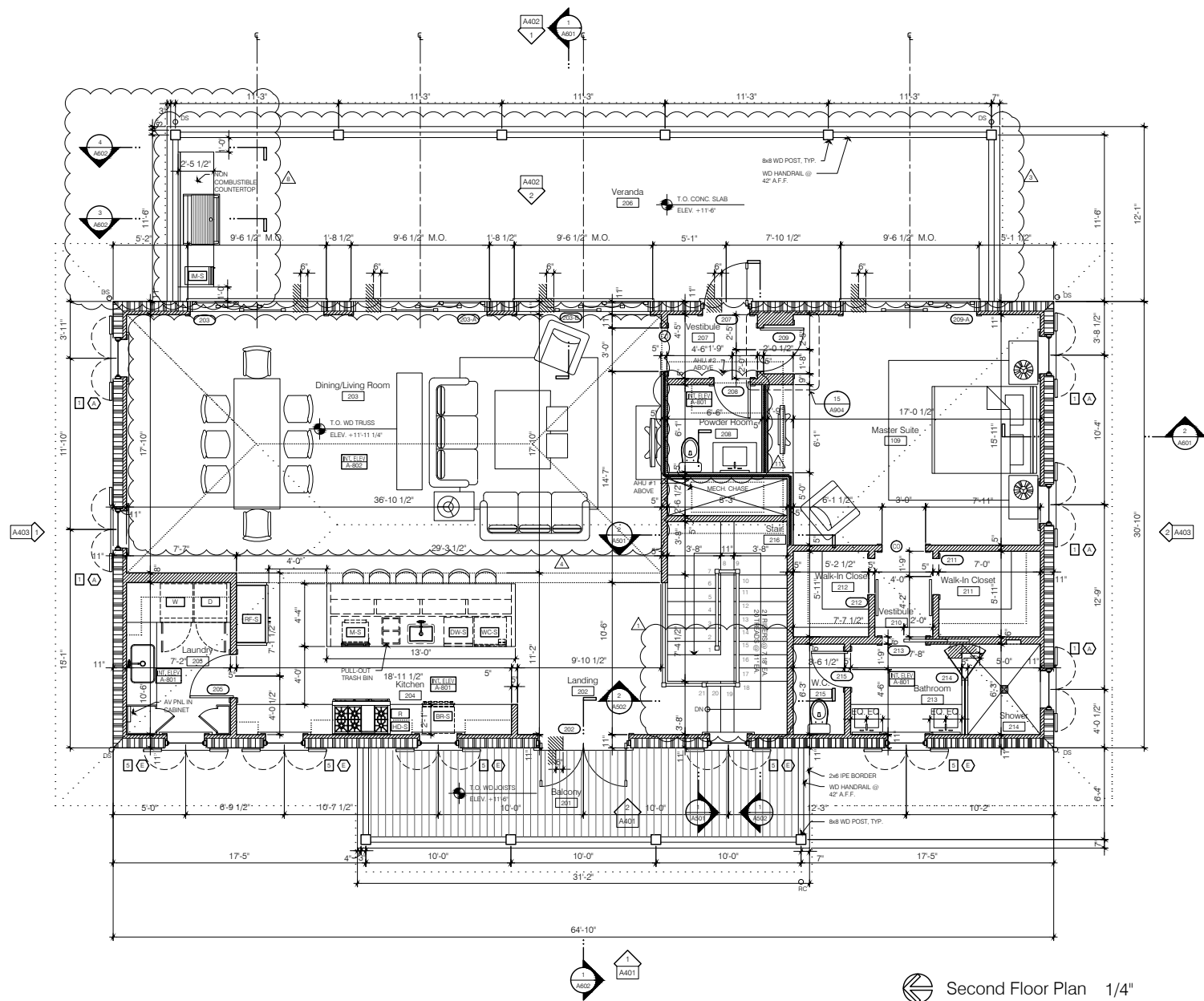


Vita Grata Floor Plan | First Floor

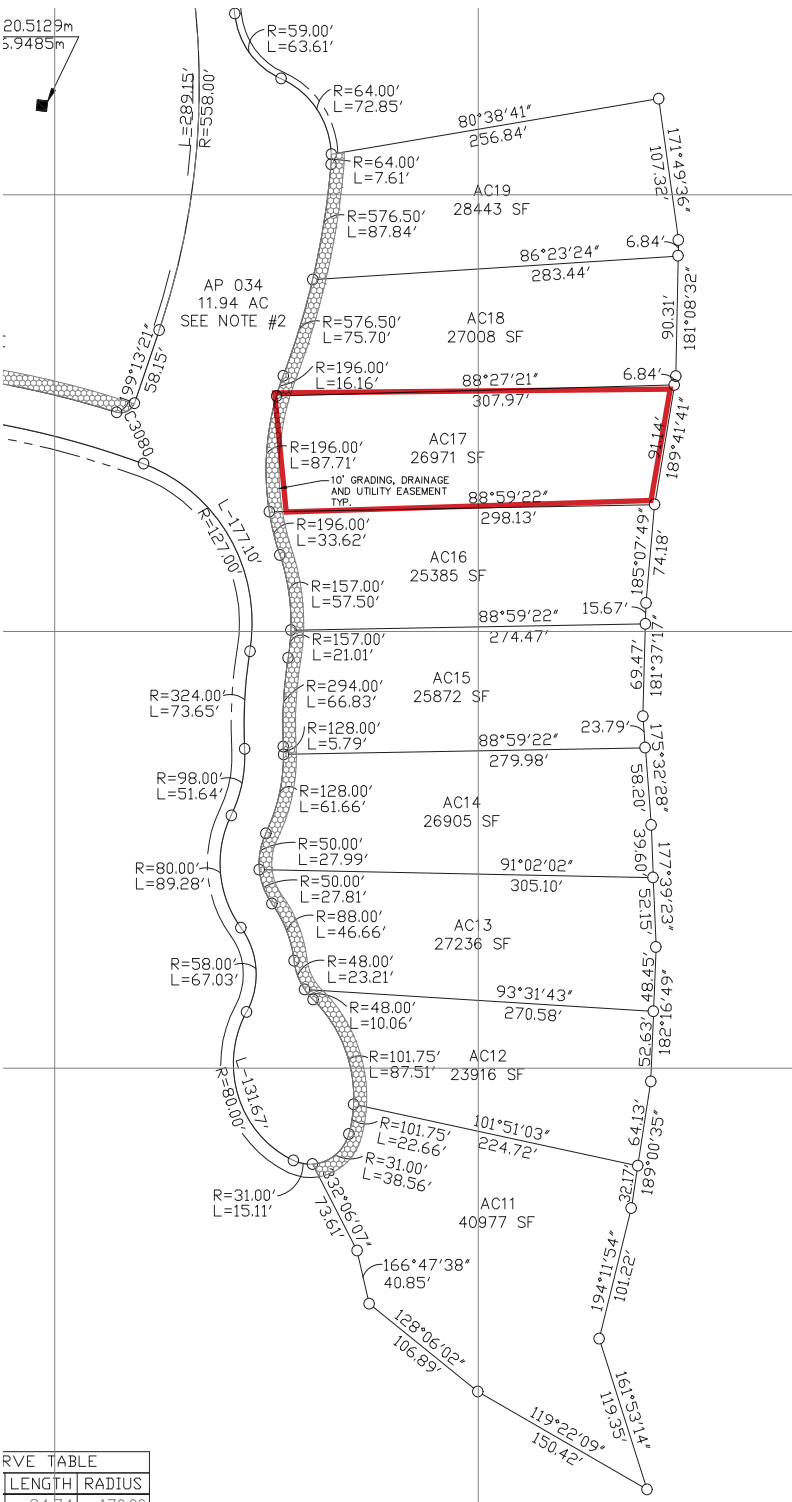


Ground Floor Plan 1/4"

Vita Grata Floor Plan | Second Floor

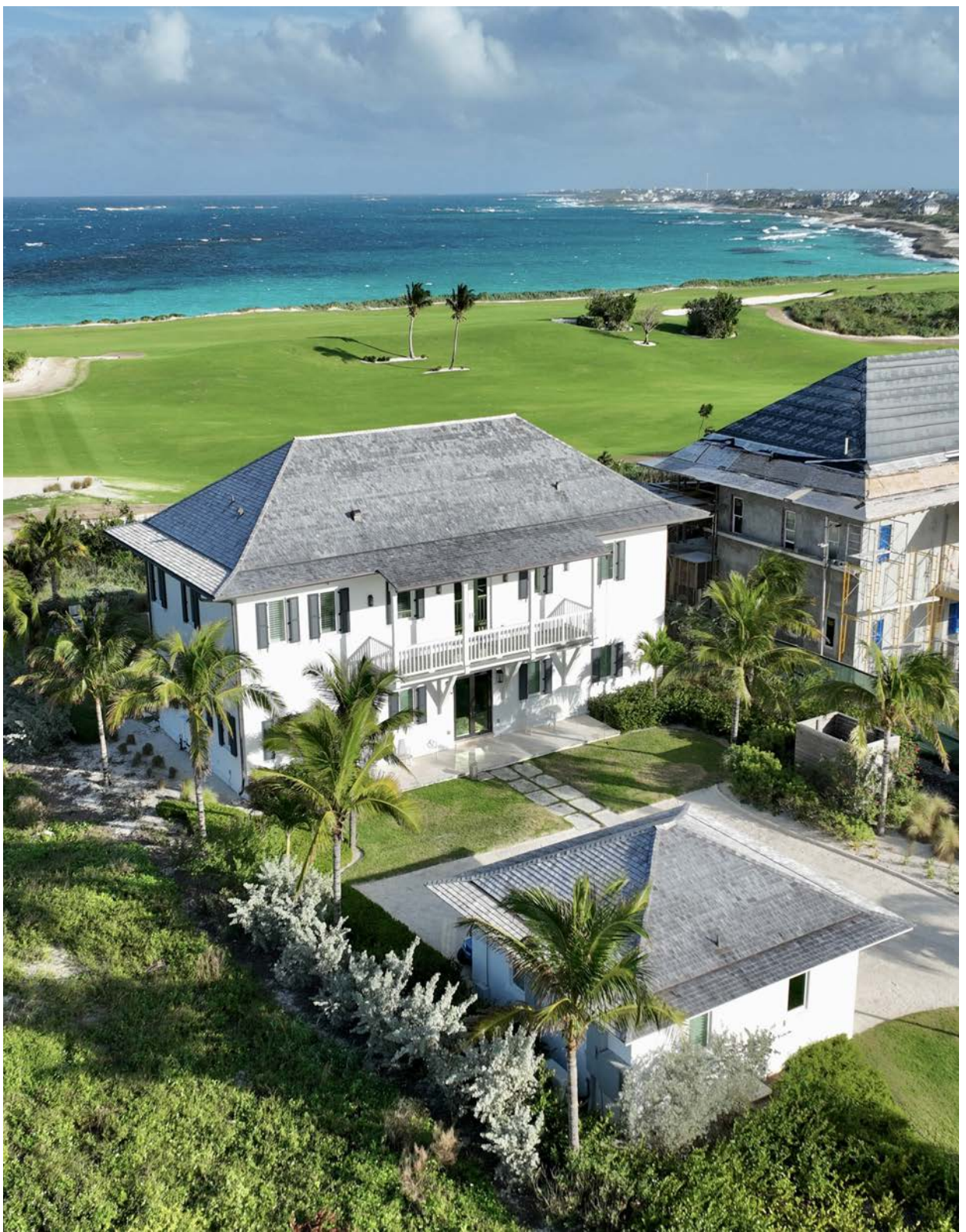


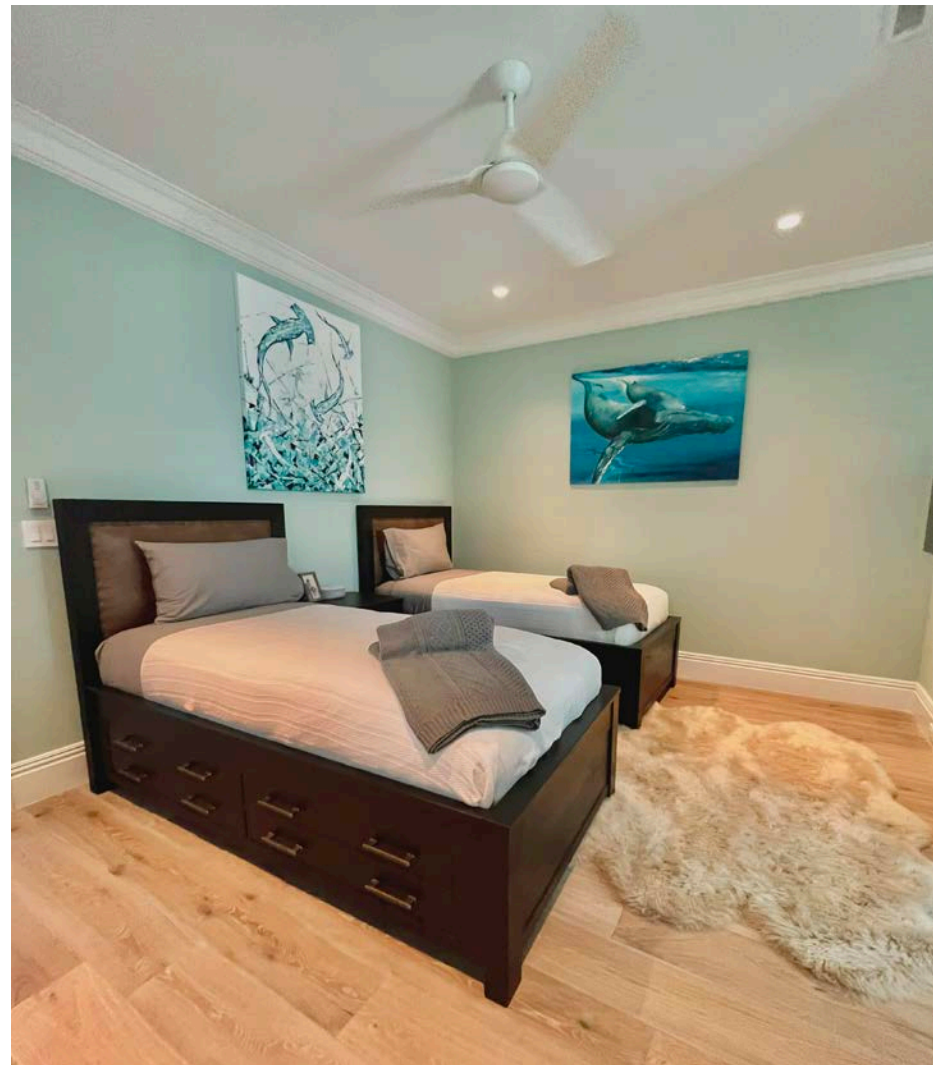
20.5129m
5.9485m



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

LINE TABLE		
LINE	LENGTH	BEARING





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 (70% equity)	\$750,000
Total Initial Costs	\$13,257,675

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





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