



FACT SHEET

The Abaco Club on Winding Bay is a private, international sporting club and residential community located on Great Abaco Island in The Bahamas. Situated on 453 acres, The Abaco Club offers a world of relaxation with pristine white sand beaches, world-class Scottish styled links golf and a spectacular offering of other water, leisure and sporting activities. Previously owned by a Marriott affiliate and managed by The Ritz Carlton, The Abaco Club was acquired by Southworth Development of Newton, Massachusetts along with a consortium of Abaco Club members and homeowners in December, 2014.

AMENITIES

The centerpiece of The Abaco Club on Winding Bay is the tropical links style, 18-hole golf course, designed by Donald Steel and Tom Mackenzie. It is perennially ranked as the No. 1 course in The Bahamas and among the top handful of courses in the Islands. In addition to golf, a two-mile stretch of pristine white sand beach and sparkling turquoise water provide a protected sanctuary for relaxation, swimming, snorkeling and other water sports.

On-site amenities include:

- 18-Hole Golf Course Ranked #1 in The Bahamas
- Heated Resort-style Infinity Pool
- European-Style Spa
- Fully-Equipped Fitness Center
- All-Weather Tennis Courts
- Swimming, Snorkeling, Kayaking, Wind Surfing, Hobie Cats, and Paddle Boards
- Beautiful Croquet Lawn
- Buster's Beach Bar
- The Cliff House Restaurant
- Deep Sea and Bone Fishing Charters
- Concierge Services

Significant facility enhancements are planned, along with new amenities, including, a state-of-the-art golf practice facility and a marina and boat house.

TRANSPORTATION

Ground

On-property transportation is provided via club golf carts. Use of cars is limited to the property's few main streets. Rental cars and taxis are available for trips to Marsh Harbour, Pete's Pub and other areas of interest on Great Abaco.

Air Service

Marsh Harbour's new International Airport is located 25 minutes from the property and operates several regularly scheduled commercial flights to and from Nassau, Miami, Fort Lauderdale and West Palm Beach. Seasonal flights also operate from Orlando and St. Augustine. The new terminal opened in May, 2014 and accommodates both commercial and private aircraft. Those arriving from destinations outside Florida can also fly into Nassau or Freeport and then take a connecting flight to Marsh Harbour.



MEMBERSHIP

The Abaco Club on Winding Bay offers a variety of membership types. Members at The Club also enjoy reciprocal privileges at all other Southworth properties, with full use of their facilities and amenities.

Current memberships offered at The Abaco Club include:

- Resident Golf -- offers full use of all facilities
- Local Non-Resident Golf (non-Bahamian resident) -- offers full use of all facilities
- Bahamian Non-Resident Golf (Bahamian citizen) -- offers full use of all facilities
- International Non-Resident Golf – offers 20 tee times per year, participation in member events and tournaments (space available) and unlimited access to all other facilities
- Resident Sports Membership -- offers six tee times per year, participation in member events and tournaments (space available) and unlimited access to all other facilities
- Resident Social Membership -- offers use of dining and beach facilities.

A non-refundable initiation fee is required upon signing. Initiation fees range from \$5000 to \$100,000 depending on membership category. Annual dues range from \$1,800 to \$11,500.

HOMES AT ABACO

Residential options include Estate Lots upon which can be created beautiful custom homes, luxurious two-and four-bedroom Cottages, and elegant one-bedroom Cabanas.

The Estate Lots

The Abaco Club's Estate Lots are located in the east and west sections of the golf course, all with spectacular ocean views, will range from \$3 - \$4 million for one to two acres.

The Cottages

The Cottages are semi-customizable plantation-style, single-family homes with golf and/or water views. The Cottages are available in two-to-four-bedroom configurations, with interior design packages featuring island-inspired colors and furnishings. Approximately 2800 square feet, the Cottages range from \$2.0 - \$3.0 million.

The Cabanas

Approximately 650 square feet in size, The Cabanas are one-bedroom stand-alone buildings which offer golf course views, comfortable indoor and outdoor spaces, and are priced at \$375,000.



ADDITIONAL ATTRACTIONS

The Bahamas have the third-largest coral reef system in the world. The diving and snorkeling among the many smaller islands, cays and even shipwrecks can be easily arranged with a group or private charter.

Whether you are looking for a smaller catch, like bonefish in the marls of Cherokee, or a large, deep-sea catch like tuna or marlin, you can find it off the shores of Abaco.

A number of ferry and boat charters are available on Abaco to reach outer cays including Hope Town on Elbow Cay, Nippers on Great Guana Cay, diving and snorkeling off Green Turtle Cay along with other day trips.

Abaco National Park is a 20,500-acre nature reserve in Southern Abaco famous for its Abaco Parrot (formally known as the Bahama Parrot) sightings. Once prolific throughout The Bahamas, the parrots are now found only on Abaco and Great Inagua. A flock of parrots can often be found in the trees bordering the golf course and overlooking the cabanas at The Abaco Club.

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ABOUT SOUTHWORTH DEVELOPMENT

Southworth Development is a privately held company that specializes in the development of residential resort and hospitality-branded real estate communities. Through wholly owned subsidiaries Southworth Golf and Southworth Europe, Southworth is also a leader in the international golf community, having served as owner, manager, consultant or construction manager to dozens of properties throughout the United States, Scotland, The Bahamas, Puerto Rico and The Dominican Republic. Located in Newton, Mass., Southworth was founded in 1991 and now owns and operates private clubs and residential communities in Massachusetts, New Hampshire, Virginia, Scotland and The Bahamas.