

Pajaro Dunes Properties

HOUSES ~ 146 Homes

26 Rio Bocca	3BR/2BA	4 th row	Updated, Two-Level, w/ Ocean/Slough Views	\$1,775,000
39 Shearwater	5BR/4BA	2 nd row	Large Home w/Ocean View, Rental Furnished	\$1,400,000
120 Cormorant	4BR/3BA	2 nd row	Updated Home, Great Ocean Views, Rental	Pending

CYPRESS TOWNHOMES ~ 23 Homes

None


PELICAN POINT CONDOMINIUMS ~ 87 Units

Pelican 8	3BR/2BA	1 st level	Best Buy! Completely Remodeled Furnished	\$649,950
Pelican 14	3BR/2BA	3 rd level	Panoramic Ocean Views, Split Level, Furnished	\$789,000
Pelican 31	3BR/2BA	1 st level	Dunes/Peek of the Bay, Updated/Furnished	\$750,000
Pelican 33	2BR/2BA	2 nd level	Updated, Furnished w/Ocean/River Views	\$665,000
Pelican 70	4BR/2.5BA	3 rd level	Penthouse w/Stunning Ocean Views, Rental	Pending
Pelican 72	2BR/2BA	3 rd level	New Price! Penthouse Condo, Stunning Views	\$735,000
Pelican 85	4BR/4BA	2 nd row	Large Townhome w/White Water Views Rental	\$995,000

SHOREBIRDS CONDOMINIUMS ~ 309 Units

Shorebird 11	2BR/2BA	1 st level	Updated, Dunes Views, Rental, Furnished	\$585,000
Shorebird 210	2BR/2BA	1 st level	Dunes View Close to the Beach Furnished	\$649,500
Shorebird 241	1BR/1BA	1 st level	Ocean Views, Updated Kitchen/Bath, Unfurnished	\$675,000
Shorebird 272	2BR/2BA	3 rd level	Wonderful Views, Updated Baths / Kitchen	\$765,000
Shorebird 279	1BR/1BA	1 st level	50% Interest, Fully Furnished, Steps to the Beach	\$285,000
Shorebird 280	2BR/2BA	1 st level	25% Interest, Upgraded Kitchen/Baths, Furnished	\$177,500

This is a current list of all the properties for sale at Pajaro Dunes. I can show you any of these properties at your convenience. You can also check my web site www.pajarodunes4u.com Or

follow me on  / Pajaro Dunes for more information about oceanfront properties on the Monterey Bay. Please feel free to contact me by email at spomenkaz@yahoo.com or call/text any time @ **831/840-5519**.

Last Updated: May 20, 2018

Pajaro Dunes Homes ~ Town Homes & Condo Dues and Fees

There are **Four** Homeowners Associations at Pajaro Dunes:

~ **Pajaro Dunes North: Shorebirds Condominiums.**

The Shorebirds Association Dues are: **\$1,820.00** quarterly (\$1,445.00 Dues & 375.00 MR&R)

~ **Pajaro Dunes South: Single Family Residences, Cypress Point Townhomes & Pelican Point Condominiums.**

Single Family Residences Dues are: **\$1,120.00** per quarter plus **\$66.00** for one garbage can pick-up.

Cypress Point Townhomes Dues are: **\$2,000.00** per quarter plus **\$1,120.00** per quarter to **Pajaro Dunes Association.**

The Pelican Point Homeowners Association Dues are: **\$1,890.00** per quarter plus **\$1,120.00** per quarter to **PDA.** The River Wall Assessment is paid annually with the Property Tax.

Condominium/Townhouse dues cover fire, flood, earthquake and liability insurance on the buildings, fidelity bond for employees, management, water, garbage service, operation of the gatehouse and security.

These dues also include maintenance of the common areas, roads, boardwalks, tennis courts, recreation buildings, dunes, stairs and ramps. Plumbing and electrical concerns within the walls are generally covered in the dues. There is a substantial amount set aside for repair and replacement of major portions of the structures and grounds, including roofs, siding, decks and walkways.

Single Family Residence dues include the operation of the South Gate House, garbage, maintenance of the roads, common areas, boardwalks, playing field, tennis courts, security, recreation buildings. Single family homeowners are responsible for their own fire, liability, flood and earthquake insurance and exterior property maintenance.

Basic Digital TV & Wi-Fi - Charter service is provided and is included in all dues.

A sea wall has been installed to protect all Pajaro Dunes property.

I hope you have found this information of interest. I would appreciate the opportunity of providing you with comparative sales data, showing you the properties at Dunes or answering any question you may have.

Thank you for your consideration.



Spomenka Zaninovich ~ Broker/Owner

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CalBRE # 01265436 ~ Serving Pajaro Dunes since 1999!

