

Pajaro Dunes Properties

HOUSES ~ 146 Homes

26 Rio Bocca 3BR/2BA 4th row Updated, Two-Level, w/ Ocean/Slough Views \$1,599,000
59 Avocet Cr. 5BR/4BA Ocean Front, Large Home w/Stunning Ocean Views \$3,688,888

CYPRESS TOWNHOMES ~ 23 Homes

None


PELICAN POINT CONDOMINIUMS ~ 87 Units

Pelican 3 3BR/2BA 1st level Updated Unit | Dunes View | Fully Furnished Pending
Pelican 6 4BR/3BA Split level Beach Front Unit, Great Rental, Updated \$1,100,000
Pelican 36 1BR/1BA 2nd level **New Price!** Splendid Ocean/River Views, | Rental **\$499,000**
Pelican 40 2BR/1.5BA 2nd level, New Price! Views, Bank Owned, Furnished \$696,000

SHOREBIRDS CONDOMINIUMS ~ 309 Units

Shorebird 73 2BR/2BA 1st level Updated Unit w/Ocean View | Not Furnished \$685,000
Shorebird 88 2BR/2BA 2nd level **25%** Fractional Interest, Great Ocean Views \$210,000
Shorebird 101 2BR/2BA 3rd level Newly Updated | Great Ocean Views | Furnished Pending
Shorebird 210 2BR/2BA 1st level Dunes View | Close to the Beach | Furnished Pending
Shorebird 245 2BR/2BA 1st level **New Price!** Peek of the Bay | Furnished | Rental **Pending**
Shorebird 246 1BR/1BA 1st level Ocean Views, Updated Kitchen/Bath, Unfurnished Pending
Shorebird 279 1BR/1BA 1st level, **50%** Fractional Interest, Ocean View, Furnished \$285,000

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: October 25, 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 p
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 - Spectrum 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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DRE# 01265436 ~ Serving Pajaro Dunes since 1999!

