Pajaro Dunes Properties

#### HOUSES ~ 146 Homes

26 Rio Bocca 3BR/2BA 4th row Updated, Two-Level, w/ Ocean/Slough Views $1,599,000

**CYPRESS TOWNHOMES ~ 23 Homes**

None

#### PELICAN POINT CONDOMINIUMS ~ 87 Units

Pelican 40 2BR/1.5BA 2nd level, New Price! Views, Bank Owned, Furnished $624,900

**SHOREBIRDS CONDOMINIUMS ~ 309 Units**

Shorebird 5 2BR/2BA 1st level, Private, Dunes View, Furnished, Rental $585,000

Shorebird 10 2BR/2BA 1st level Nicely Updated, Close to the Beach, Furnished $650,000

Shorebird 73 2BR/2BA 1st level Updated Unit w/Ocean View | Not Furnished $670,000

Shorebird 269 1BR/1BA 3rd level, Splendid Ocean Views, Updated Unit w/Loft BR 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**](http://www.pajarodunes4u.com)Or follow me on **![297932_10150394139377419_174476152418_10639194_848457503_n[1]]()** / 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:** January 5, 2019

 **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: **$1,942.00** quarterly ($1,567.00 Dues & 375.00 MR&R)

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

 **Point Condominiums.**

**Single Family Residences** Dues are: **$1,250,00** per quarter plus **$67.00** for one garbage can pick-up.

**Cypress Point Townhomes** Dues are: **$2,000.00** per quarter plus **$1,250.00** per quarter to **Pajaro Dunes Association**.

**The Pelican Point Homeowners Association** Dues are: **$1,890.00** per quarter plus **$1,250.00** 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.

###### SUNSET logo small-page-001

###### Spomenka Zaninovich ~ Broker/Owner

**TEXT/CALL:(831) 840-5519 | E-mail:spomenkaz@yahoo.com**

**Web:** **[www.pajarodunes4u.com](http://www.pajarodunes4u.com)**

**DRE# 01265436 ~ Serving Pajaro Dunes since 1999!**