

# Pajaro Dunes Properties

## HOUSES ~ 146 Homes

20 Plover Cir. 4BR/3BA	2 <sup>nd</sup> Row   Ocean View   Updated Home   Furnished	\$2,249,000
59 Avocet Cir. 5BR/4BR	Beach Front Home   Fantastic Ocean Views   Rental	\$3,495,000
104 Willet Cir. 3BR/3BA	Ocean Front   Vacation Rental   Furnished   As Is Sale	Pending
134 Willet Cir. 2BR/2BA	5 <sup>th</sup> row Beach Home w/Slough View   Unfurnished	\$ 730,000

## CYPRESS TOWNHOMES ~ 23 Homes

7 Cypress Gr. 4BR/4BA	Ocean Front   Best Price!   Fully Furnished   Vac. Rental	\$1,245,000
13 Cypress Gr. 4BR/4BA	Beach Front   Fully Furnished   Vac. Rental   As Is Sale	\$1,975,000


## PELICAN POINT CONDOMINIUMS ~ 87 Units

Pelican 2	3BR/2.5BA Split level Home w/Ocean View   Rental   Furnished	\$699,000
Pelican 21	4BR/4BA Beach Front   2 Levels   Ocean View   Updated	Pending
Pelican 82	2BR/2BA 3 <sup>rd</sup> level <b>New Price!</b>   Stunning Ocean Views   <b>Best Value!</b>	<b>\$798,000</b>
Pelican 86	3BR/3BA 2 <sup>nd</sup> row Reduced! Updated   Ocean Views   Furnished	\$800,000

## SHOREBIRDS CONDOMINIUMS ~ 309 Units

Shorebird 42	2BR/2BA 1 <sup>st</sup> level 1/6 <sup>th</sup> Fractional Interest   Furnished   Cash Only!	Pending
Shorebird 121	1BR/1BA 2 <sup>nd</sup> level Front Unit w/ Great Ocean Views   Vac. Rental	\$699,999
Shorebird 153	1BR/1BA 2 <sup>nd</sup> level Ocean Front   Unobstructed Views   Furnished	Pending
Shorebird 164	2BR/2BA 3 <sup>rd</sup> level Prime Location   Great Ocean View   Furnished	Pending
Shorebird 223	1BR/1BA 2 <sup>nd</sup> level Great Ocean View   Remodeled   or 25% TIC	\$709,000

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

**Last Updated:** November 22, 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: PDA - 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 Association** Dues are: **\$2,000.00** per quarter plus **\$1,250.00** per quarter to **Pajaro Dunes Association.**

**The Pelican Homeowners Association** Dues are: **\$2,058.00** 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, 24/7 operation of the Gatehouse and Security.

These dues also include maintenance of the common areas, roads, boardwalks, tennis courts, recreation buildings, 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. Cypress Townhomes: Some building items are unit owner's responsibility.

**Single Family Residence** dues include the operation of the South Gatehouse, 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. Owners pets are allowed.

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!**

