

Pajaro Dunes Properties

HOUSES ~ 146 Homes

20 Plover Cir. 4BR/3BA 2nd Row Reduced | Ocean View | Updated | Furnished \$1,999,999
139 Willett Cir. 3BR/2BA 4th Row Updated Beach Home | Furnished | Rental \$1,349,950
2661 Beach Rd. 13,155 Sq ft. Commercial Lot | Close to the Beach | No HOA \$ 299,000

CYPRESS TOWNHOMES ~ 23 Homes


7 Cypress Gr. 4BR/4BA Beach Front | Original | Rental | Fully Furnished \$1,250,000
13 Cypress Gr. 4BR/4BA Beach Front | Fully Furnished | Vac. Rental | As Is Sale \$1,585,000

PELICAN POINT CONDOMINIUMS ~ 87 Units

Pelican 6 4BR/3BA Beach Front | Split level Unit | Ocean Views | Vac.Rental \$1,100,000
Pelican 8 3BR/2BA **Best Buy!** | Beautifully Updated Unit | Fully Furnished **Pending**
Pelican 12 3BR/2BA 2nd floor Great Ocean Views | Updated | Rental | Furnished \$779,000
Pelican 13 2BR/1.5BA 2nd level Nice Ocean View | Furnished | End Unit | Rental \$739,500
Pelican 76 3BR/2BA On the Sand | 25% TIC Interest | Furnished | Cash Sale **\$200,000**
Pelican 82 2BR/2BA 3rd level | River/Ocean Views | Updated | Vacation Rental \$780,000

SHOREBIRDS CONDOMINIUMS ~ 309 Units

Shorebird 88 2BR/2BA 2nd level 25% Fractional Interest | Furnished | Cash Only Pending
Shorebird 121 1BR/1BA 2nd level Front Unit w/ Great Ocean Views | Vac. Rental \$699,999
Shorebird 220 2BR/2BA 2nd level Ocean Views | Fully Furnished | Great Rental \$815,000
Shorebird 233 2BR/2BA 3rd level Gorgeous Ocean Views | Furnished | Vac. Rental \$879,000
Shorebird 277 2BR/2BA 1st level View of the Ocean | Updated | Fully Furnished Pending
Shorebird 283 2BR/2BA 1st level Close to the Beach | Private | Rental | Furnished Pending

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 text/call any time @ 831/840-5519.

Last Updated: June 5, 2020

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: **\$1,998.00** quarterly.

~ **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!

