

# Pajaro Dunes Properties

## HOUSES ~ 146 Homes

59 Avocet Cr. 5BR/4BA Grand Beach Front Home | Fantastic Views | Vac. Rental Pending  
115 Cormorant Wy 2BR/3BA 2<sup>nd</sup> Row | Nice Ocean Views | Close to Beach Pending  
2661 Beach Rd. 13,155 Sq Ft Close to the Beach | Commercial Lot | HOA Dues \$ 245,000

## CYPRESS TOWNHOMES ~ 23 Homes

None


## PELICAN POINT CONDOMINIUMS ~ 87 Units

Pelican 27	3BR/2BA	1 <sup>st</sup> level	Ocean /River Views   Beach Front   Furnished	\$750,000
Pelican 32	2BR/1.5BA	1 <sup>st</sup> level	Peek of the Bay   Updated   Fully Furnished	\$710,000
Pelican 34	3BR/2BA	2 <sup>nd</sup> level	River/Ocean Views   Furnished   Great Rental	\$799,000

## SHOREBIRDS CONDOMINIUMS ~ 309 Units

Shorebird 225	2BR/2BA	2 <sup>nd</sup> level	Front Unit w/ Spectacular Views   Furnished	\$899,000
Shorebird 278	1BR/1BA	1 <sup>st</sup> level	Ocean Views   Beautifully Updated   Furnished	\$695,000

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 10, 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!**

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