

Pajaro Dunes Properties

HOUSES ~ 146 Homes

20 Plover Cir. 4BR/3BA 2nd Row Reduced | Ocean View | Updated | Furnished Pending
24 Rio Boca 2BR/2BA 5th Row Nice Beach Home w/Street Parking | Furnished Pending
38 Puffin Ln. 4BR/3BA 2nd Row | Great Beach Home w/ Ocean Views + Parking \$1,325,000

CYPRESS TOWNHOMES ~ 23 Homes

7 Cypress Gr. 4BR/4BA Ocean Front | Great Views | Rental | Fully Furnished Pending
13 Cypress Gr. 4BR/4BA Beach Front | Fully Furnished | Vac. Rental | As Is Sale Pending


PELICAN POINT CONDOMINIUMS ~ 87 Units

Pelican 13 2BR/1.5BA 2nd level New Price! Nice Ocean View | Furnished | Rental Pending
Pelican 34 3BR/2BA 2nd level River/Ocean Views | Furnished | Great Rental \$ 799,000
Pelican 45 3BR/2.5BA 3rd level | Penthouse w/ Great Ocean Views | Furnished Pending
Pelican 82 2BR/2BA 3rd level Reduced | River/Ocean Views | Updated | Rental Pending

SHOREBIRDS CONDOMINIUMS ~ 309 Units

Shorebird 121 1BR/1BA 2nd level Front Unit w/ Great Ocean Views | Vac. Rental 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: September 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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