

Pajaro Dunes Properties

HOUSES ~ 146 Homes

13 Plover Cr.	1 st	4BR/2BA Beach Front Great Ocean Views Vac. Rental	\$3,500,000
111 Willet Cr.	2 nd	3BR/2BA Ocean View Direct Beach Access Fixer-Upper	\$1,699,000

CYPRESS TOWNHOMES ~ 23 Homes

14 Cypress Gr.	1 st	5BR/3BA Ocean Front Corner Unit Updated Great Views	Pending
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PELICAN POINT CONDOMINIUMS ~ 87 Units

Pelican 36	2 nd	1BR/1BA Fantastic Ocean Views Great Rental Furnished	\$ 799,000
Pelican 50	2 nd	3BR/2.5BA Split level Newly Remodeled Ocean Views	\$ 998,888
Pelican 73	1 st	3BR/2BA 1/5 th Fractional Interest Ocean View Furnished	\$ 300,000

SHOREBIRDS CONDOMINIUMS ~ 309 Units

Shorebird 30	3 rd	2BR/2BA Stunning Ocean Views Prime Location Loft	Pending
Shorebird 83	2 nd	1BR/1BA Great Ocean Views Front Unit 50% Available	Pending
Shorebird 220	2 nd	2BR/2BA Fantastic Ocean View Furnished 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: July 10, 2021

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: **\$1,360.00** per quarter plus **\$67.00** for one garbage can pick-up.

Cypress Point Townhomes Association Dues are: **\$2,000.00** per quarter plus **\$1,360.00** per quarter to **Pajaro Dunes Association**.

The Pelican Homeowners Association Dues are: **\$2,346.00** per quarter plus **\$1,360.00** 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. Owner's 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 ~ Owner/Broker

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