

# Pajaro Dunes Properties

## HOUSES ~ 146 Homes

3 Sanderling	1 <sup>st</sup>	5BR/3BA Beach Front   Large Home w/Ocean View   Rental	Pending
13 Plover Cr.	1 <sup>st</sup>	4BR/2BA Beach Front   Great Ocean Views   Vac. Rental	\$3,500,000
84 Puffin Ln.	2 <sup>nd</sup>	5BR/4BA Ocean Views   Large Rental   Garage   Updated	\$2,999,000
91 Cormorant	1 <sup>st</sup>	4BR/2BA Ocean Front   Stunning Remodel   Vac. Rental	Pending
111 Willet Cr.	2 <sup>nd</sup>	3BR/2BA Ocean View Home   Direct Beach Access   Rental	\$1,500,000
127 Cormorant	3 <sup>rd</sup>	3BR/4BA Ocean Views   Completely Remodeled   ADU	Pending

## CYPRESS TOWNHOMES ~ 23 Homes

2 Cypress Gr.	1 <sup>st</sup>	4BR/4BA Beach Front   Great Views   Rental   Furnished	Pending
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## PELICAN POINT CONDOMINIUMS ~ 87 Units

9 Pelican Pt.	1 <sup>st</sup>	2BR/2BA New Price! End Unit   Close to Beach   Furnished	<b>\$795,000</b>
50 Pelican Pt.	1 <sup>st</sup>	3BR/2.5BA Split level w/Ocean Views   Rental  Furnished	Pending

## SHOREBIRDS CONDOMINIUMS ~ 309 Units

Shorebird 46	1 <sup>st</sup>	3BR/2BA End Unit   Upgraded   Furnished   Close to Beach	Pending
Shorebird 47	2 <sup>nd</sup>	3BR/2BA Great Ocean View   End Unit   Rarely Available	Pending
Shorebird 69	1 <sup>st</sup>	2BR/2BA Ground Level   Nicely Updated   Fully Furnished	Pending
Shorebird 112	1 <sup>st</sup>	2BR/2BA Upgraded   Close to the Beach   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](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:** May 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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**DRE# 01265436 | Serving Pajaro Dunes since 1999!**

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