

Pajaro Dunes Properties

HOUSES ~ 146 Homes

13 Plover Cr. 1st 4BR/2BA Beach Front | Great Ocean Views | Vac. Rental **\$3,500,000**

CYPRESS TOWNHOMES ~ 23 Homes


None

PELICAN POINT CONDOMINIUMS ~ 87 Units

Pelican 36 2nd 1BR/1BA Fantastic Ocean Views | Great Rental | Furnished **Pending**
Pelican 73 1st 3BR/2BA 1/5th Fractional Interest | Ocean View | Furnished **\$300,000**

SHOREBIRDS CONDOMINIUMS ~ 309 Units

Shorebird 119 2nd 2BR/2BA Up Front Unit | South Facing | Great Ocean Views **Pending**
Shorebird 131 3rd 2BR/2BA 25% TIC Interest | Updated Unit | Ocean Views **\$350,000**

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 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 20, 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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