



Pajaro Dunes Properties For Sale

HOUSES ~ 146 Homes

None

CYPRESS TOWNHOMES ~ 23 Homes

None


PELICAN POINT CONDOMINIUMS ~ 87 Units

Pelican 76 1st 3BR/2BA 37.5% TIC Interest | Ocean/River Views | Furnished \$549,000

SHOREBIRDS CONDOMINIUMS ~ 309 Units

Shorebird	3	1 st	2BR/2BA Updated Unit Close to the Beach Dunes View	Pending
Shorebird	108	2 nd	1BR/1BA New Price! Up Front Unit Fully Furnished	\$1,299,000
Shorebird	120	2 nd	1BR/1BA Unobstructed Ocean Views Furnished Rental	\$1,095,000
Shorebird	241	1 st	3BR/2BA Dunes View Excellent Vac. Rental Furnished	Pending
Shorebird	251	1 st	3BR/2BA Updated Unit Ocean View Fully 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 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, 2022

Spomenka Zaninovich, Broker/Owner
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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: **\$2,146.00** quarterly.

~ **Pajaro Dunes South: PDA - Single Family Residences, Cypress Point Townhomes & Pelican Point Condominiums.**

Single Family Residences Dues are: **\$1,500.00** per quarter plus **\$67.00** for one garbage can pick-up.

Cypress Point Townhomes Association Dues are: **\$2,000.00** per quarter plus **\$1,500.00** per quarter to **Pajaro Dunes Association.**

The Pelican Homeowners Association Dues are: **\$2,346.00** per quarter plus **\$1,500.00** 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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