



Pajaro Dunes Properties For Sale

HOUSES ~ 146 Homes

60 Avocet Cr. 1st 4BR/3BA Beach Front | Stunning Ocean Views | Furnished \$3,500,000

CYPRESS TOWNHOMES ~ 23 Homes

4 Cypress Gr. 1st 4BR/4.5BA Beach Front | Great Ocean Views | Unfurnished \$2,295,000


PELICAN POINT CONDOMINIUMS ~ 87 Units

Pelican 13	2 nd	2BR/1.5BA Ocean Views Furnished Vacation Rental	\$1,358,000
Pelican 14	3 rd	3BR/2BA Panoramic Ocean Views Updated Furnished	\$1,375,000
Pelican 40	2 nd	2BR1.5BA Updated Corner Unit Ocean Views Rental	\$895,000

SHOREBIRDS CONDOMINIUMS ~ 309 Units

Shorebird 104	1 st	2BR/2BA Nicely Updated Dunes View Close to Beach	\$1,049,999
Shorebird 106	1 st	2BR/2BA Close to Beach Updated New Price Furnished	\$918,000
Shorebird 108	1 st	1BR/1BA Direct Beach Access South facing Furnished	\$849,000
Shorebird 145	1 st	2BR/2BA New Price! Beach Front Updated Ocean View	\$945,000
Shorebird 208	1 st	2BR/2BA Updated Unit Close to the Beach Furnished	\$1,199,000
Shorebird 211	1 st	1BR/1BA Ocean / Dunes Views Updated Furnished	\$825,000
Shorebird 247	1 st	1BR/1BA Ocean Front Ocean View Rental Furnished	\$850,500
Shorebird 308	3 rd	2BR/2BA Panoramic Ocean Views Loft Partially 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: December 10, 2024
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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: **\$2,444.00** quarterly.

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

Single Family Residences Dues are: **\$1,827.00** per quarter plus **\$70.00** for one garbage can pick-up.

Cypress Point Townhomes Association Dues are: **\$2,375.00** per quarter plus **\$1,827.00** per quarter to **Pajaro Dunes Association.**

The Pelican Homeowners Association Dues are: **\$2,427.90** per quarter plus **\$1,827.00** per quarter to **PDA.** The River Wall Assessment is paid annually with the Property Tax.

Condominium/Townhouse dues cover fire, flood, 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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