



Pajaro Dunes Properties For Sale

HOUSES ~ 146 Homes

60 Avocet Cr. 1 st	4BR/3BA Beach Front 180 Ocean Views Private	\$2,999,999
64 Avocet Cr. 2 nd	4BR/3BA Large Ocean View Home Updated Parking	\$2,950,000
66 Avocet Cr. 3 rd	2BR/2BA Small Home Parking Upfront Close to Beach	\$1,450,000
127 Cormorant 3 rd	3BA/4BA Nicely Updated Home Ocean Views Furnished	\$2,495,000

CYPRESS TOWNHOMES ~ 23 Homes

None


PELICAN POINT CONDOMINIUMS ~ 87 Units

Pelican 3 1 st	3BR/2BA Dunes View Nicely Updated Fully Furnished	\$999,000
Pelican 14 3 rd	3BR/2BA Panoramic Ocean Views Updated Furnished	\$1,375,000
Pelican 40 2 nd	2BR/2BA New Price! Corner Unit Ocean Views Rental	\$850,000
Pelican 52 1 st	1BR/1BA Dunes and River Views Updated Furnished	\$900,000
Pelican 66 3 rd	1BR/1BA New Price! White Water Views Furnished Rental	\$865,000
Pelican 67 3 rd	3BR/2BA New Price! Ocean Views Updated Vac. Rental	\$1,150,000

SHOREBIRDS CONDOMINIUMS ~ 309 Units

Shorebird 3 1 st	2BR/2BA Dunes View Updated Kitchen/Baths Vac. Rental	\$950,000
Shorebird 42 1 st	2BR/2BA 1/6 th Fractional Interest Ocean View Cash Sale	\$198,000
Shorebird 64 3 rd	2BR/2BA Panoramic Ocean Views Updated Loft Plus	\$1,295,000
Shorebird 100 3 rd	2BR/2BA Top Floor Panoramic Ocean Views Furnished	\$1,298,000
Shorebird 106 1 st	2BR/2BA Close to Beach Updated New Price Furnished	\$865,000
Shorebird 108 1 st	1BR/1BA Direct Beach Access South Facing Furnished	\$849,000
Shorebird 109 1 st	1BR/1BA Updated Easy Beach Access Ocean Front	\$849,950
Shorebird 132 3 rd	1BR/1BA New Price! Gorgeous Ocean Views Remodeled	Pending
Shorebird 143 1 st	1BR/1BA New Price! Close to the Beach Ocean Views	\$698,000
Shorebird 170 1 st	2BR/2BA New Price! Dunes View Close to Parking	\$875,000
Shorebird 171 1 st	2BR/2BA New Price! Close to Beach Updated & Furnished	\$875,000
Shorebird 196 3 rd	2BR/2BA Great Location & Ocean Views Fully Furnished	\$1,225,000
Shorebird 208 1 st	2BR/2BA Updated Unit Close to the Beach Furnished	\$949,000
Shorebird 211 1 st	1BR/1BA New Price! Ocean/Dunes Views Updated	\$689,000
Shorebird 214 1 st	2BR/2BA New Price! Updated Kitchen/Baths Furnished	\$879,950
Shorebird 227 2 nd	2BR/2BA North Facing Panoramic Ocean View Furnished	\$1,100,000

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 August 10, 2025

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: **\$2,531.00** quarterly.

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

Single Family Residences Dues are: **\$1,852.00** per quarter plus **\$70.00** for one garbage can pick-up.

Cypress Point Townhomes Association Dues are: **\$2,375.00** per quarter plus **\$1,852.00** per quarter to **Pajaro Dunes Association.**

The Pelican Homeowners Association Dues are: **\$2,427.00** per quarter plus **\$1,852.00** 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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