



Pajaro Dunes Properties For Sale

HOUSES ~ 146 Homes

60 Avocet Cr. 1st 4BR/3BA New Price! | Beach Front | 180 Ocean Views \$3,499,000

CYPRESS TOWNHOMES ~ 23 Homes

None


PELICAN POINT CONDOMINIUMS ~ 87 Units

Pelican 13	2 nd	2BR/1.5BA Ocean Views Furnished Vacation Rental	\$1,338,000
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	\$875,000
Pelican 53	1 st	1BR/1BA Remodeled Unit Dunes View Furnished Rental	\$719,000
Pelican 67	3 rd	3BR/2BA Panoramic Ocean Views Updated Vac. Rental	\$1,225,000

SHOREBIRDS CONDOMINIUMS ~ 309 Units

Shorebird 64	3 rd	2BR/2BA Panoramic Ocean Views Updated Loft Plus	\$1,300,000
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	\$930,000
Shorebird 171	1 st	2BR/2BA Dunes View Close to Beach Remodeled	\$1,004,000
Shorebird 208	1 st	2BR/2BA Updated Unit Close to the Beach Furnished	\$1,199,000
Shorebird 211	1 st	1BR/1BA New Price! Ocean/Dunes Views Updated	\$769,950
Shorebird 214	1 st	2BR/2BA New Price! Updated Kitchen/Baths Furnished	\$899,950
Shorebird 247	1 st	1BR/1BA Ocean Front Ocean View Rental Furnished	\$850,500

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: April 01, 2025
Spomenka Zaninovich, Broker/Owner
DRE#01265436

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

TEXT/CALL: (831) 840-5519 | E-mail: spomenkaz@yahoo.com

Web: www.pajarodunes4u.com

Joe Matus ~ Agent

P: 831-345-7056

jmatus4012@aol.com

