



## *Pajaro Dunes Properties For Sale*

### **HOUSES ~ 146 Homes**

60 Avocet Cr. 1<sup>st</sup> 4BR/3BA Beach Front | 180 Ocean Views | Needs TLC \$2,999,999

### **CYPRESS TOWNHOMES ~ 23 Homes**

4 Cypress Gr. 1<sup>st</sup> 4BR/4.5BA Beach Front | Great Ocean Views | Unfurnished Pending


### **PELICAN POINT CONDOMINIUMS ~ 87 Units**

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

### **SHOREBIRDS CONDOMINIUMS ~ 309 Units**

Shorebird 104	1 <sup>st</sup>	2BR/2BA Nicely Updated   Dunes View   Close to Beach	\$1,049,999
Shorebird 106	1 <sup>st</sup>	2BR/2BA Close to Beach   Updated   New Price   Furnished	\$918,000
Shorebird 108	1 <sup>st</sup>	1BR/1BA Direct Beach Access   South facing   Furnished	\$849,000
Shorebird 145	1 <sup>st</sup>	2BR/2BA New Price!   Beach Front   Updated   Ocean View	\$945,000
Shorebird 185	2 <sup>nd</sup>	1BR/1BA 25% TIC Interest   Great Ocean Views   Furnished	\$278,500
Shorebird 208	1 <sup>st</sup>	2BR/2BA Updated Unit   Close to the Beach   Furnished	\$1,199,000
Shorebird 211	1 <sup>st</sup>	1BR/1BA Ocean / Dunes Views   Updated   Furnished	\$825,000
Shorebird 247	1 <sup>st</sup>	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](http://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](mailto:spomenkaz@yahoo.com) or text/call any time @ **831/840-5519**

**Last Updated:** February 1, 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: **\$2,489.00** 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](http://www.pajarodunes4u.com)**  
**DRE# 01265436 | Serving Pajaro Dunes since 1999!**

**Joe Matus ~ Agent**  
**P: 831-345-7056**  
**[jmatus4012@aol.com](mailto:jmatus4012@aol.com)**  
**DRE#01069073**

