



## *Pajaro Dunes Properties For Sale*

### HOUSES ~ 146 Homes

60 Avocet Cr. 1 <sup>st</sup>	4BR/3BR Beach Front   180 Degrees Ocean Views   Private	\$3,500,000
66 Avocet Cr. 3 <sup>rd</sup>	2BR/2BA Small Home   Parking Upfront   Close to Beach	\$1,450,000
103 Willet Cr. 1 <sup>st</sup>	4BR/3BA Ocean Front   Reversed Floor Plan   Great Views	Pending

### CYPRESS TOWNHOMES ~ 23 Homes

None


### PELICAN POINT CONDOMINIUMS ~ 87 Units

Pelican 3	1 <sup>st</sup>	3BR/2BA <b>New Price!</b> Dunes View   Updated   Furnished	\$ 999,000
Pelican 13	2 <sup>nd</sup>	2BR/1.5BA Ocean/Dunes View   Updated   Vacation Rental	\$1,373,833
Pelican 14	3 <sup>rd</sup>	3BR/2BA Panoramic Ocean Views   Updated   Furnished	\$1,375,000
Pelican 40	2 <sup>nd</sup>	2BR/2BA <b>New Price!</b>   Corner Unit   Ocean Views   Rental	\$850,000
Pelican 52	1 <sup>st</sup>	1BR/1BA Dunes and River Views   Updated   Furnished	\$900,000
Pelican 53	1 <sup>st</sup>	1BR/1BA Remodeled Unit   Dunes View   Furnished   Rental	\$719,000
Pelican 66	3 <sup>rd</sup>	1BR/1BA White Water Views   Updated   Furnished   Rental	<b>\$915,000</b>
Pelican 67	3 <sup>rd</sup>	3BR/2BA <b>New Price!</b> Ocean Views   Updated   Vac. Rental	\$1,150,000

### SHOREBIRDS CONDOMINIUMS ~ 309 Units

Shorebird 51	2 <sup>nd</sup>	1BR/1BA Great Ocen View   North Facing   Furnished	Pending
Shorebird 64	3 <sup>rd</sup>	2BR/2BA Panoramic Ocean Views   Updated   Loft Plus	\$1,300,000
Shorebird 100	3 <sup>rd</sup>	2BR/2BA Top Floor   Panoramic Ocean Views   Furnished	\$1,398,000
Shorebird 108	1 <sup>st</sup>	1BR/1BA Direct Beach Access   South Facing   Furnished	\$849,000
Shorebird 109	1 <sup>st</sup>	1BR/1BA Updated   Easy Beach Access   Ocean Front	\$849,950
Shorebird 127	3 <sup>rd</sup>	2BR/2BA Top Floor   Deluxe Unit   Ocean View   Furnished	\$1,395,000
Shorebird 145	1 <sup>st</sup>	2BR/2BA <b>New Price!</b>   Beach Front   Updated   Ocean View	\$928,000
Shorebird 170	1 <sup>st</sup>	2BR/2BA First Floor w/ Dunes View   Close to Parking	\$925,000
Shorebird 171	1 <sup>st</sup>	2BR/2BA <b>New Price!</b>   Close to Beach   Remodeled	\$925,000
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 <b>New Price!</b>   Ocean/Dunes Views   Updated	\$749,950
Shorebird 214	1 <sup>st</sup>	2BR/2BA <b>New Price!</b>   Updated Kitchen/Baths   Furnished	\$899,950

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:** June 10, 2025

**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: **\$2,531.00** 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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**DRE# 01265436 | Serving Pajaro Dunes since 1999!**

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