



## *Pajaro Dunes Properties For Sale*

### HOUSES ~ 146 Homes

66 Avocet Cr.	3 <sup>rd</sup>	2BR/2BA <b>New Price!</b>   Drive Up Parking   Close to Beach	\$1,195,000
95 Cormorant	1 <sup>st</sup>	3BR/2BA Stunning Ocean Views!   Beach Front Home	\$4,300,000

### CYPRESS TOWNHOMES ~ 23 Homes

None


### PELICAN POINT CONDOMINIUMS ~ 87 Units

Pelican 40	2 <sup>nd</sup>	2BR/2BA <b>Great Price!</b> Corner Unit   Ocean Views   Rental	\$699,000
Pelican 52	1 <sup>st</sup>	1BR/1BA <b>New Price!</b> Dunes and River Views   Updated	\$790,000
Pelican 53	1 <sup>st</sup>	1BR/1BA Dunes View   Updated   Furnished   Vac. Rental	\$699,000
Pelican 66	3 <sup>rd</sup>	1BR/1B <b>Improved Price!</b> Ocean Views   Furnished   Rental	<b>\$815,000</b>
Pelican 75	1 <sup>st</sup>	2BR/2BA River/Dunes Views   Updated   Vacation Rental	\$1,050,000

### SHOREBIRDS CONDOMINIUMS ~ 309 Units

Shorebird 3	1 <sup>st</sup>	2BR/2BA 50% TIC Interest   Dunes View   Updated   Rental	\$550,000
Shorebird 22	2 <sup>nd</sup>	2BR/2BA Great Ocean Views   Updated   Vacation Rental	\$1,050,000
Shorebird 64	3 <sup>rd</sup>	2BR/2BA Panoramic Ocean Views   Updated   Loft Plus	\$1,245,000
Shorebird 106	1 <sup>st</sup>	2BR/2BA New Price! Southern Dunes View   Close to Beach	Pending
Shorebird 108	1 <sup>st</sup>	1BR/1BA Dunes View   Direct Beach Access   Furnished	\$849,000
Shorebird 109	1 <sup>st</sup>	1BR/1BA Updated   Easy Beach Access   Dunes View	\$725,000
Shorebird 112	1 <sup>st</sup>	2BR/2BA Easy Beach Access   Furnished   Dunes View	\$795,000
Shorebird 117	2 <sup>nd</sup>	2BR/2BA Great Price! Ocean Views   Easy Beach Access	Pending
Shorebird 196	3 <sup>rd</sup>	2BR/2BA <b>New Price!</b> Great Ocean Views   Vac. Rental	\$1,195,000
Shorebird 225	2 <sup>nd</sup>	2BR/2BA Great Ocean Views   Updated & Fully Furnished	Pending
Shorebird 227	2 <sup>nd</sup>	2BR/2BA North Facing   Panoramic Ocean View   Furnished	\$975,000

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](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** April 20, 2026

## **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: **\$2,618.00** 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. Additional: 10-Year seawall assessment paid annually with property tax.

**Cypress Point Townhomes Association** Dues are: **\$2,375.00** per quarter plus **\$1,852.00** per quarter to **Pajaro Dunes Association**. Additional: 10-Year seawall assessment paid annually with property tax.

**The Pelican Homeowners Association** Dues are: **\$2,713.00** per quarter plus **\$1,852.00** per quarter to **PDA**. The River Wall Assessment and 10-Year Seawall assessment are 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**

