



Pajaro Dunes Properties For Sale

HOUSES ~ 146 Homes

66 Avocet Cr.	3 rd	2BR/2BA New Price! Drive Up Parking Close to Beach	Pending
83 Puffin Ln.	2 nd	4BR/4BA Ocean Views Garage Furnished Vac. Rental	\$2,550,000
127 Cormorant	3 rd	3BR/4BA Remodeled Ocean Views Direct Beach Access	Pending

CYPRESS TOWNHOMES ~ 23 Homes

None

PELICAN POINT CONDOMINIUMS ~ 87 Units

Pelican 48	3 rd	2BR/1.5BA Panoramic Ocean Views Vacation Rental	\$1,250,000
Pelican 52	1 st	1BR/1BA Dunes and River Views Updated Close to Beach	\$790,000
Pelican 66	3 rd	1BR/1B Great New Price! Ocean Views Furnished Rental	\$775,000
Pelican 73	1 st	3BR/2BA 1/5 th Fractional Interest Updated Fully Furnished	\$295,000
Pelican 75	1 st	2BR/2BA New Price! River/Dunes Views Updated Rental	\$980,000
Pelican 76	1 st	3BR/2BA 37.5 % TIC Interest River/Ocean Views Updated	\$500,000

SHOREBIRDS CONDOMINIUMS ~ 309 Units

Shorebird 108	1 st	1BR/1BA Dunes View Direct Beach Access Furnished	\$705,000
Shorebird 111	1 st	2BR/2BA Dunes View Close to the Beach Needs Updating	Pending
Shorebird 136	3 rd	2BR/2BA Great Ocean Views & Sunsets Furnished	Pending
Shorebird 172	1 st	2BR/2BA Front South Facing Close to Beach Furnished	\$765,000
Shorebird 304	3 rd	2BR/2BA 25% TIC Prime Location Great Views Loft	\$409,000

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 1, 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

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