



Pajaro Dunes Properties For Sale

HOUSES ~ 146 Homes

66 Avocet Cr. 3rd 2BR/2BA New Price! | Drive Up Parking | Close to Beach \$1,295,000

CYPRESS TOWNHOMES ~ 23 Homes

None

PELICAN POINT CONDOMINIUMS ~ 87 Units

Pelican 40	2 nd	2BR/2BA New Price! Corner Unit Ocean Views Rental	\$800,000
Pelican 52	1 st	1BR/1BA New Price! Dunes and River Views Updated	\$790,000
Pelican 66	3 rd	1BR/1BA New Price! White Water Views Furnished Rental	\$865,000
Pelican 67	3 rd	3BR/2BA New Price! Ocean Views Updated Vac. Rental	\$1,050,000

SHOREBIRDS CONDOMINIUMS ~ 309 Units

Shorebird 3	1 st	2BR/2BA Dunes View Updated Kitchen/Baths Vac. Rental	\$950,000
Shorebird 45	1 st	2BR/2BA North Facing w/ Ocean Peek Updated Rental	\$870,000
Shorebird 64	3 rd	2BR/2BA Panoramic Ocean Views Updated Loft Plus	\$1,295,000
Shorebird 102	3 rd	2BR/2BA De Luxe Unit North Facing Panoramic Views	Pending
Shorebird 108	1 st	1BR/1BA Direct Beach Access South Facing Furnished	\$849,000
Shorebird 196	3 rd	2BR/2BA Great Location & Ocean Views Fully Furnished	\$1,225,000
Shorebird 208	1 st	2BR/2BA Nicely Updated Unit Close to the Beach Rental	\$875,000
Shorebird 227	2 nd	2BR/2BA North Facing Panoramic Ocean View Furnished	\$1,050,000
Shorebird 255	2 nd	2BR/2BA South Facing Beautifully Updated Furnished	\$1,175,000
Shorebird 280	1 st	2BR/2BA 25% TIC Interest Updated Condo Close to Beach	\$255,000

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 January 10, 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: **\$2,645.00** 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

DRE# 01265436 | Serving Pajaro Dunes since 1999!

Joe Matus ~ Agent

P: 831-345-7056

jmatus4012@aol.com

DRE#01069073

