



## ***Pajaro Dunes Properties For Sale***

### **HOUSES ~ 146 Homes**

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

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

Shorebird 3	1 <sup>st</sup>	2BR/2BA Dunes View   Updated Kitchen/Baths   Vac. Rental	\$950,000
Shorebird 45	1 <sup>st</sup>	2BR/2BA North Facing w/ Ocean Peek   Updated   Rental	\$870,000
Shorebird 64	3 <sup>rd</sup>	2BR/2BA Panoramic Ocean Views   Updated   Loft Plus	\$1,295,000
Shorebird 102	3 <sup>rd</sup>	2BR/2BA De Luxe Unit   North Facing   Panoramic Views	Pending
Shorebird 108	1 <sup>st</sup>	1BR/1BA Direct Beach Access   South Facing   Furnished	\$849,000
Shorebird 196	3 <sup>rd</sup>	2BR/2BA Great Location & Ocean Views   Fully Furnished	\$1,225,000
Shorebird 208	1 <sup>st</sup>	2BR/2BA Nicely Updated Unit   Close to the Beach   Rental	\$875,000
Shorebird 227	2 <sup>nd</sup>	2BR/2BA North Facing   Panoramic Ocean View   Furnished	\$1,050,000
Shorebird 255	2 <sup>nd</sup>	2BR/2BA South Facing   Beautifully Updated   Furnished	\$1,175,000
Shorebird 280	1 <sup>st</sup>	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](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** 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**  
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**DRE# 01265436 | Serving Pajaro Dunes since 1999!**

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