



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

21 Cypress Gr. 1st 3BR/4BA Beach Front | Updated | Rental | Great Views! Pending

PELICAN POINT CONDOMINIUMS ~ 87 Units

Pelican 40	2 nd	2BR/2BA Great Price! Corner Unit Ocean Views Rental	\$750,000
Pelican 52	1 st	1BR/1BA New Price! Dunes and River Views Updated	\$790,000
Pelican 53	1 st	1BR/1BA Dunes View Updated Furnished Vac. Rental	\$699,000
Pelican 66	3 rd	1BR/1B Improved Price! Ocean Views Furnished Rental	\$815,000

SHOREBIRDS CONDOMINIUMS ~ 309 Units

Shorebird 3	1 st	2BR/2BA 50% TIC Interest Dunes View Updated	Renta \$550,000
Shorebird 42	1 st	2BR/2BA 1/6 th TIC Interest Dunes/Peek of the Bay Views	\$189,000
Shorebird 45	1 st	2BR/2BA New Price! Ocean Peek Updated Condo Rental	Pending
Shorebird 64	3 rd	2BR/2BA Panoramic Ocean Views Updated Loft Plus	\$1,245,000
Shorebird 106	1 st	2BR/2BA New Price! Southern Dunes View Close to Beach	\$789,000
Shorebird 108	1 st	1BR/1BA Dunes View Direct Beach Access Furnished	\$849,000
Shorebird 109	1 st	1BR/1BA Updated Easy Beach Access Dunes View	\$799,000
Shorebird 196	3 rd	2BR/2BA New Price! Great Ocean Views Vac. Rental	\$1,195,000
Shorebird 208	1 st	2BR/2BA Nicely Updated Unit Close to the Beach Rental	Pending
Shorebird 225	2 nd	2BR/2BA Great Ocean Views Updated & Fully Furnished	\$1,295,000
Shorebird 227	2 nd	2BR/2BA North Facing Panoramic Ocean View Furnished	\$975,000
Shorebird 280	1 st	2BR/2BA 25% TIC Interest Updated Condo Close to Beach	Pending

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 March 15, 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.



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