



Address: Presentation Centre: 103 – 2724 Montrose Avenue, Abbotsford
Site Address: 2771 Montrose Avenue, Abbotsford
6 Storey building with 93 Units + Amenity Room

Pricing:

1 Bed	A plan:	\$489,000 Final Home Remaining
2 Bed	D plan:	Starting from \$625,000
2 Bed + Den	C3 plan:	Starting from \$590,000
2 Bed + Den	D2 plan:	Starting from \$680,000

All pricing Exclusive of GST and subject to change

Deposit Structure: **Total 10% of the Purchase Price***

Payable to “**McQuarrie Hunter LLP, in Trust**” by Bank Draft

- \$5,000 Bank Draft or Visa payment, upon written contract
- Increased to 10% deposit upon expiry of 7-day rescission period

Completion Date: Spring 2026

Assignment Fee: **Current Promotion of \$1,500 plus GST- Available for a Limited Time**

Strata Fees: Estimated at \$0.49 PSF

Strata fee estimate based on Disclosure Statement and subject to change

- 1 Bed: \$314.12 per month
- 1+ Den: \$322.42 to \$339.57 per month
- 2 Bed: \$407.19 to \$489.02 per month
- 2+ Den: \$428.26 to \$564.97 per month

Professionally managed by First Service Residential includes: garbage, recycling, snow removal, landscaping, building maintenance, strata management, water, gas and sewer

Heating: Baseboard heaters throughout

****Limited Time Promo – A/C in Living Room included – additional A/C unit upgrade available****

Rentals:	Allowed (no short-term rentals)									
Pets:	2 dogs or 2 cats or 1 of each									
Color Schemes:	Two color schemes available: White or Wood Additional personalization's available									
Kitchen Appliances:	KitchenAid Stainless Steel									
Ceiling Height:	9' ceilings throughout main living areas									
Security:	Secure key fob entry system for the elevators, building lobby, common areas, underground parking, and storage									
Storage:	Secure storage locker (approximately 3' x 6') included with each unit									
Amenities:	<p>Building Amenities Exclusive to Condominium Residents:</p> <ul style="list-style-type: none"> • Lounge space for dining and entertainment • Outdoor green space with BBQ, adult game area, long table dining and playground <p>Community Amenities:</p> <p>The Station, located in Lot 2 of the Development will include:</p> <ul style="list-style-type: none"> • Fully equipped fitness centre • Outdoor swimming pool and deck space • Cozy fireside lounge with kitchen, dining area and outdoor barbecue patio • Business Centre with offices and meeting room • Dog wash station • Dedicated play area & outdoor sports court for hockey and basketball 									
Parking:	All homes include 1 parking stall, additional parking available to purchase Underground visitor stalls 41 total, 24 visitor parking stalls in first phase Provision for future EV charging in all stalls									
Warranty Provider:	Travelers 2-5-10									
Property Taxes:	Approximately \$1,800 per year (based on 1 bedroom & 2022 mill rate)									
School Catchments:	<table> <tbody> <tr> <td>Terry Fox Elementary</td> <td>K-5</td> <td>5 Minute Drive</td> </tr> <tr> <td>Chief Dan George Middle</td> <td>6-8</td> <td>7 Minute Drive</td> </tr> <tr> <td>W J Mouat Secondary</td> <td>9-12</td> <td>8 Minute Drive</td> </tr> </tbody> </table>	Terry Fox Elementary	K-5	5 Minute Drive	Chief Dan George Middle	6-8	7 Minute Drive	W J Mouat Secondary	9-12	8 Minute Drive
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