



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 <i>Final Home Remaining</i>
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:	Building Amenities Exclusive to Condominium Residents: <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 Community Amenities: The Station, located in Lot 2 of the Development will include: <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 barbeque 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:	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