



Address: Presentation Centre: 103 – 2774 Montrose Avenue, Abbotsford
Site Address: 2771 Montrose Avenue, Abbotsford

Home Types:	1 Bed	A and B3 Plan:	643-693 sq ft
	1 Bed + Den	B, B1 and B2:	658- 693 sq ft
	2 Bed	C1, C1a, C2, D, D1 and D4 Plan:	831-998 sq ft
	2 Bed + Den	C, C3, C4, D2 and D3 Plan:	874-1,153 sq ft

93 Units + Amenity Room

Pricing:	1 Bed:	Starting from \$450,000
	1 Bed + Den:	Starting from \$470,000
	2 Bed:	Starting from \$560,000
	2 Bed + Den:	Starting from \$590,000
	Penthouses:	Starting from \$787,500

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

****Current Deposit Program available for a Limited Time***

Completion Date: Fall 2025

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

Strata Fees: Approximately \$0.49 PSF.
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

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 <i>Microwave excludes trim kit</i>		
Ceiling Height:	9' ceilings throughout main living areas		
Heating:	Baseboard heaters throughout and dedicated circuit for AC in primary bedroom		
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: • 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: • 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