

A COVETED NEIGHBOURHOOD. THE CITY AT YOUR DOORSTEP.

The JOIE Garden Collection features seven contemporary two bedroom concrete townhomes, offering the perfect combination of contemporary design and craftsmanship. Every home features a private patio and secured entry from the resident-only courtyard, forming a sense of exclusivity.

With a nearly perfect WalkScore of 97 JOIE's South Granville location is the perfect launching point for your daily city adventures.

Walk or cycle the shores of False Creek and Granville Island along the world renowned seawall. Stroll through vibrant South Granville enjoying the shops, boutiques, art galleries, dining and entertainment options.

All of this and you're always less than 5 minutes by bike or car to Downtown Vancouver, and 2 blocks from the planned UBC Subway/Skytrain line.



GARDEN COLLECTION

FEATURES

Overview

- A+ location 2 mins to downtown Vancouver
- Close to transit & future Subway / UBC Skytrain
- Secure Underground Parkade & Bike Storage
- Choice of Two Designer Colour Palettes Created by the Award Winning Team at Kelly Deck Design
- Beautiful and Elegant White Oak Wood Flooring
- Radiant Heated Flooring in all Bathrooms
- Full-size Miele Appliance Package
- Private Courtyard Entry
- 97 Walkscore (walker's paradise)
- Standard A/C in all homes

Kitchen

- Contemporary Solid Wood Cabinetry w/ integrated appliances and custom millwork
- Designer Solid Quartz Countertops
- Kitchen Peninsula w/Breakfast Bar
- Mirror clad rangehood custom designed for JOIE residences
- Under Cabinet LED Lighting
- Custom Drawer Cutlery Organizers
- Undersink Recycling Centre

Appliance Packages

- Integrated Miele 30" Mastercool Refrigerator
- Miele 30" 5 Burner Gas Cooktop
- Miele 30" Sensortronic Wall Oven w/MasterChef
- Miele Microwave Oven
- Optional upgrade to Speed Oven available
- Integrated Full Size Miele 24" Dishwasher

Flooring

- Luxurious Wide Plank White Oak Hardwood throughout Main Level
- Standard Hardwood Flooring in Master Bedroom & hallways (carpet option)

Bedrooms

- White Oak or Carpeted Flooring available in both the Light or Dark Scheme
- Built-in Premium Closet Organizers
- Integrated USB Charging Ports near Bedside

Bathrooms

- Radiant Heated Tile Flooring
- Designer Porcelain Tile in Guest Bathrooms
- Integrated Soaker Tubs
- Shower System with Adjustable Height, Hand shower and Wall Mounted Rainshower Heads in all Ensuites
- Dual Flush, Soft Close Toilets
- Built-in Medicine Cabinets for Additional Storage Contemporary Solid Wood Cabinetry w/Soft Close Drawers
- Luxurious Solid Quartz Countertops
- Motion Activated Floor Lighting in Ensuite

Amenities

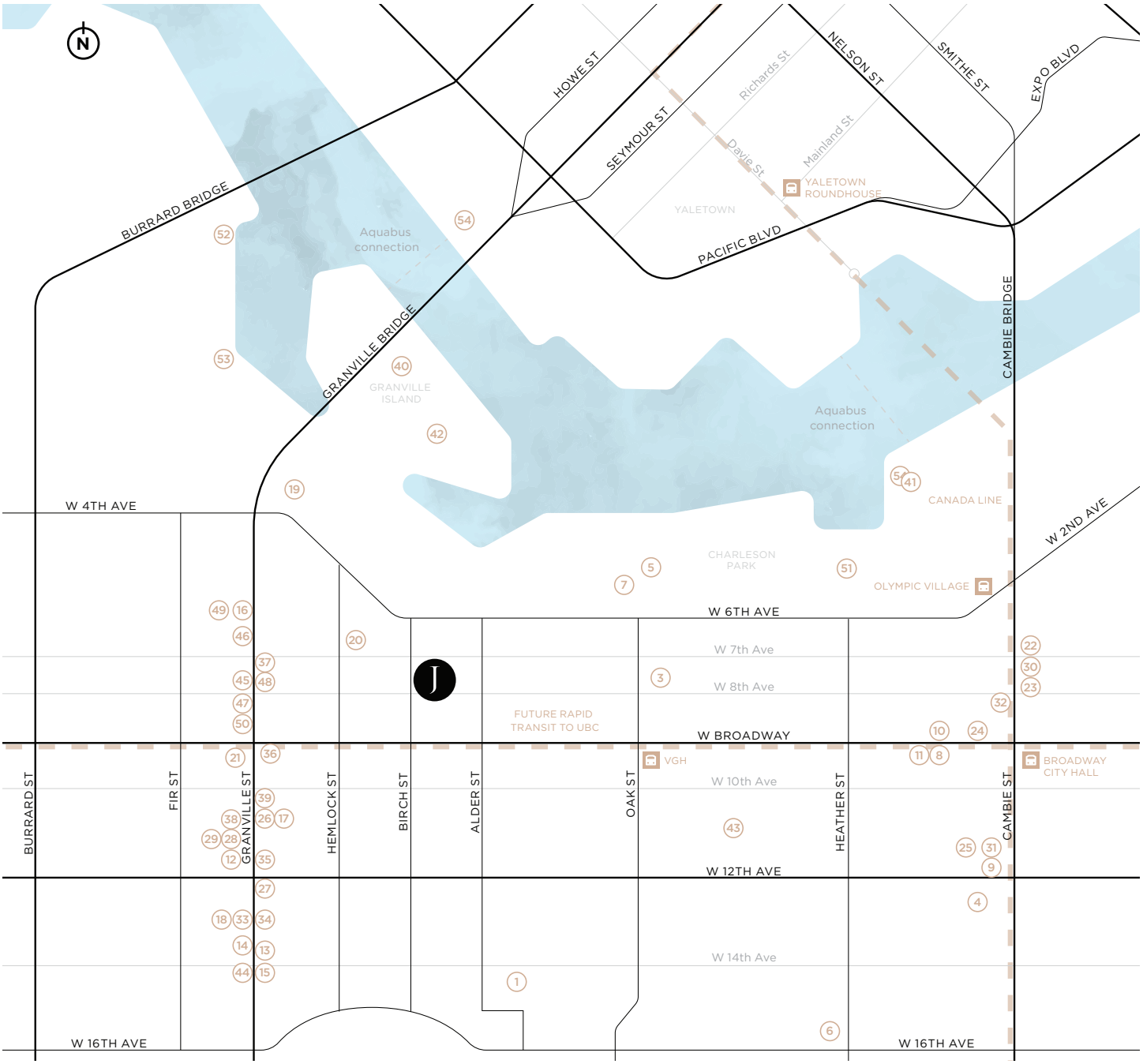
- Private Courtyard for Residents
- Secured Underground Parking
- Secured Bicycle Storage
- Parkade Level Car Wash / Dog Wash
- Video Surveillance/Entry System for Complex Garbage & Recycling Room
- Comprehensive 2-5-10 Year New Home Warranty
- Private Patio for BBQ or entertaining

Smart Home System

- Lutron Caseta Smart Lighting
- In-Ceiling Speaker Prewire
- Prewire for Smart Blinds
- Integrated Smart Thermostat
- Sonos Audio System Upgrade
- Customization available

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SOUTH GRANVILLE



SCHOOLS & DAYCARE
1. L'École Bilingue
2. Cambie Montessori Children Centre
3. Canada Royal Arts High School
4. Blessed Sacrament Elementary
5. False Creek Elementary School
6. Extra Steps Preschool
7. Family Montessori School

RESTAURANTS & BARS
8. Elysian Coffee Broadway
9. Kirin Restaurant
10. Cactus Club Cafe Broadway
11. Rogue Kitchen & Wetbar
12. Heirloom Vegetarian Restaurant
13. Meinhardt Fine Foods
14. Kyo Korean BBQ & Sushi House
15. The Ouisi Bistro
16. Paul's Omlettery
17. Vij's Rangoli
18. The Stable House Bistro
19. Starbucks
20. Wicked Cafe
21. Starbucks

SHOPPING & RETAIL
22. Canadian Tire
23. The Home Depot
24. London Drugs
25. City Square Shopping Centre
26. Ashia Mode
27. Black Goat Cashmere
28. Eileen Fisher
29. James Perse Vancouver
30. Save-On-Foods
31. Kin's Farm Market
32. Whole Foods Market
33. Williams-Sonoma
34. Anthropologie
35. Bacci's
36. EQ3
37. Industrial Revolution Furniture
38. Motiv Design Inc.
39. Pottery Barn
40. Granville Island Market

AMENITIES & ENTERTAINMENT
41. Aquabus Ferries Dock
42. False Creek Community Centre
43. Vancouver General Hospital
44. Bau-Xi Gallery Ltd.
45. Douglas Reynolds Gallery
46. Heffel Fine Art Auction House
47. Marion Scott Gallery
48. Ian Tan Art Gallery Vancouver
49. Petley Jones Gallery
50. Kurbatoff Gallery
51. Heather Civic Marina
52. Burrard Civic Marina
53. Fisherman's Wharf
54. Stamp's Landing

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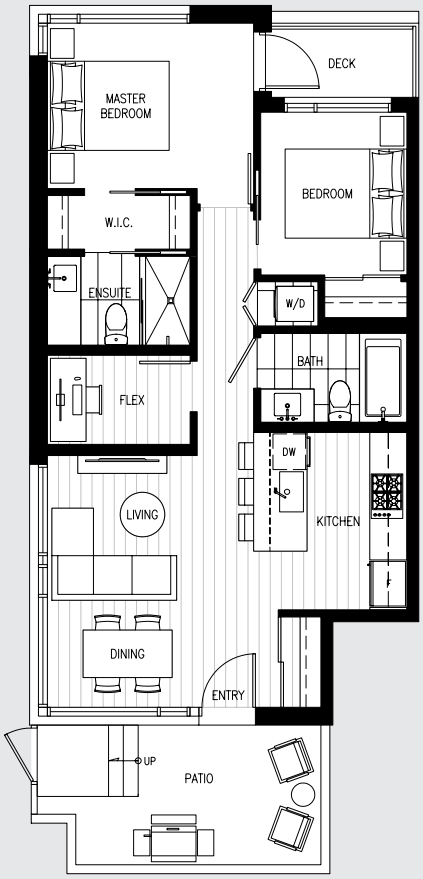
LOVEATJOIE.CA

RESIDENCE 1

2 BEDROOM + FLEX

LIVING: 853 SQ FT

TOTAL OUTDOOR: 145 SQ FT



Level 1



DRAFT

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JOIE

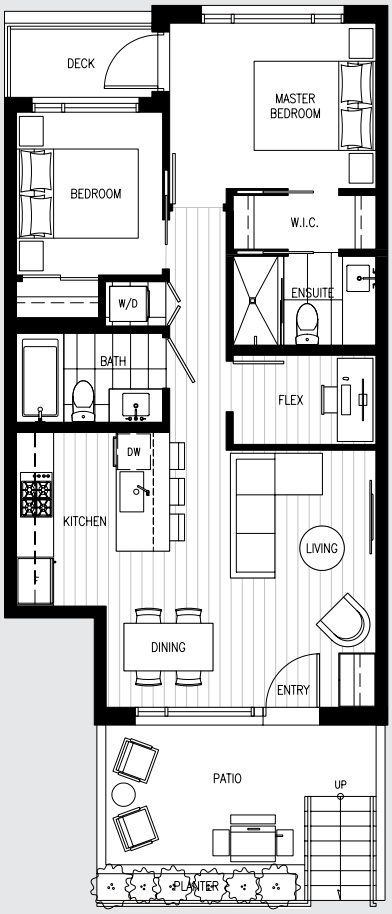
CONCRETE COLLECTION

RESIDENCE 4-6-7

2 BEDROOM + FLEX

LIVING: 816 – 821 SQ FT

TOTAL OUTDOOR: 154 – 157 SQ FT



Level 1



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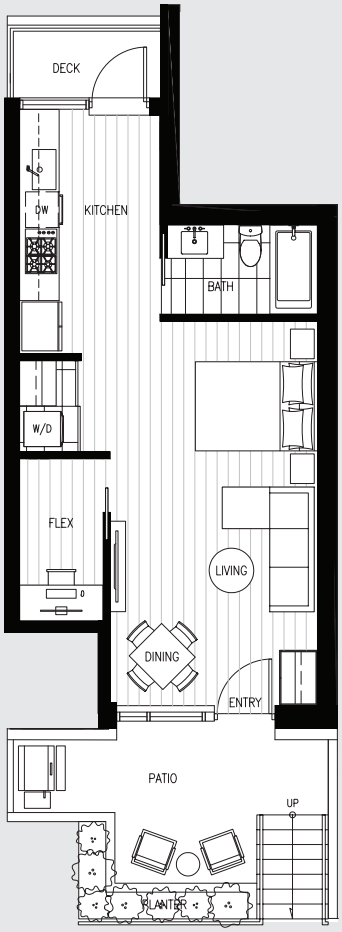
JOIE

RESIDENCE 10

STUDIO + FLEX

LIVING: 578 SQ FT

TOTAL OUTDOOR: 128 SQ FT



Level 1



DRAFT

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