

HERITAGE EMBRACED.
TIMELESS CRAFTMANSHIP.

JOIE features three spacious family-sized Heritage homes, offering the perfect combination of classic design, elegance, and craftsmanship. The trio form a stately presence on this picturesque tree-lined residential street, preserving a slice of Vancouver history for future generations.

While the exterior architecture juxtaposes modern with heritage, the interiors by Kelly Deck Design are consistently contemporary across each of the historic homes – The Neill Residence, the Sanderson Residence, and the Grant Residence.

JOIE offers the independance of living in a brand new, spacious 3 bedroom + flex detached heritage home that includes secured underground parking, storage, and property maintenance – all in the perfect urban location.



HERITAGE COLLECTION

FEATURES

Overview

- A+ location 2 mins to downtown Vancouver
- Close to transit & future Subway / Skytrain
- Contemporary Open-Plan Interior Layouts
- Private Outdoor Patios w/Entry from W. 8th Ave
- Top Floor Views of Downtown Vancouver, False Creek, and the North Shore Mountains
- 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 Classic Plus Miele Appliance Package
- Private Courtyard for Residents
- 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
- Generously Sized Kitchen Pantry & Storage
- Under Cabinet LED Lighting
- Custom Drawer Cutlery Organizers
- Undersink Recycling Centre

Appliance Packages

- Integrated Miele 36" Mastercool Refrigerator
- Miele 36" 5 Burner Gas Cooktop
- Miele 30" Sensortronic Wall Oven w/MasterChef
- Miele Speed Oven (oven/micro combo)
- Optional upgrade to Steam 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)
- Designer Porcelain Tile in Guest Bathrooms

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
- 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, White Polish Solid Quartz Countertops
- Designer Glass Blown Wall Sconces in Ensuite
- Motion Activated Floor Lighting in Ensuite

Amenities

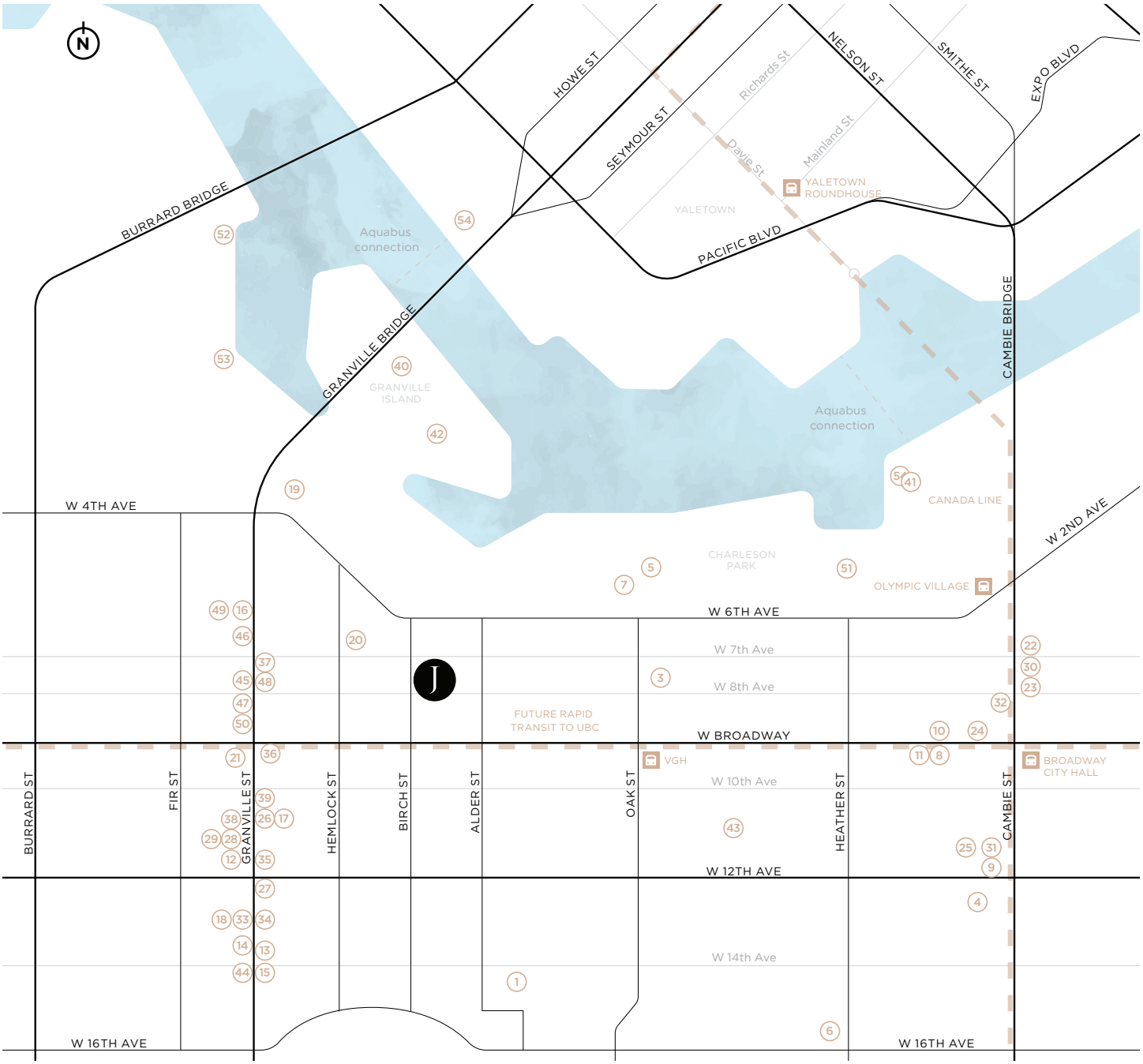
- Private Courtyard for Residents
- Secured Underground Parking and Bicycle Storage
- 1 Electric Vehicle Charging Outlet Per Home
- Parkade Level Car Wash / Dog Wash
- Video Surveillance/Entry System for Complex Garbage & Recycling Room
- Comprehensive 2-5-10 Year New Home Warranty

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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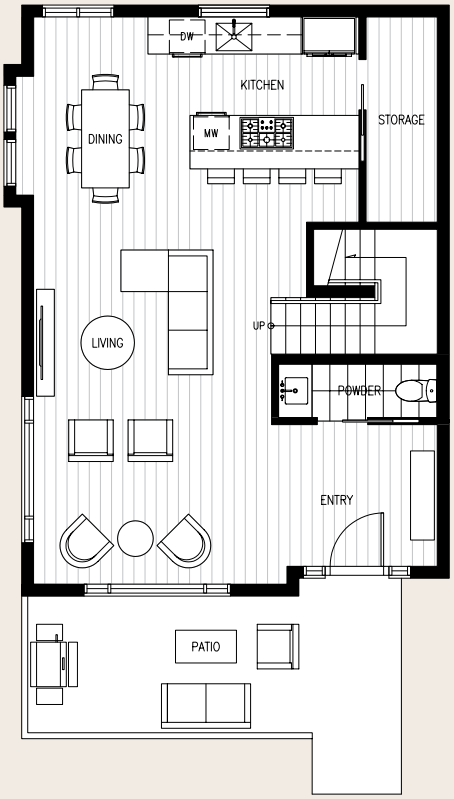
HERITAGE COLLECTION

1269 – THE NEILL RESIDENCE

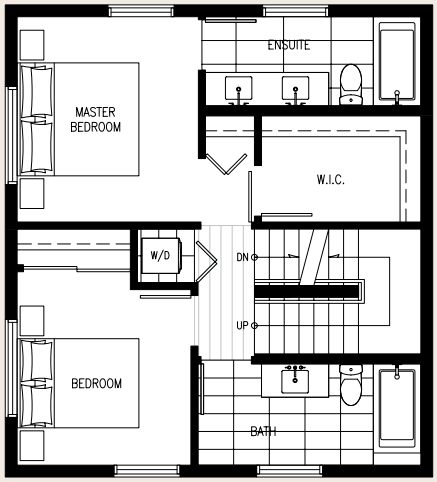
2 BEDROOM + FLEX

LIVING: 1,799 SQ FT

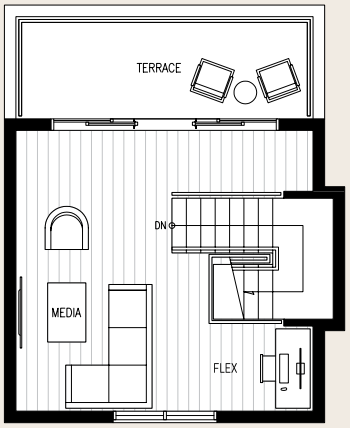
TOTAL OUTDOOR: 219 SQ FT



Level 2

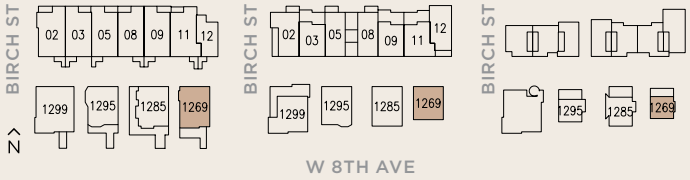


Level 3



Level 4

Level 2 Level 3 Level 4



DRAFT

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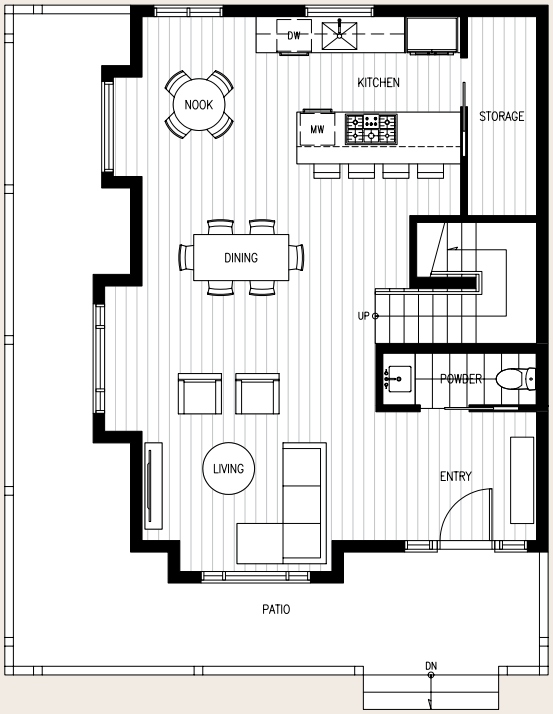
HERITAGE COLLECTION

1285 – THE SANDERSON RESIDENCE

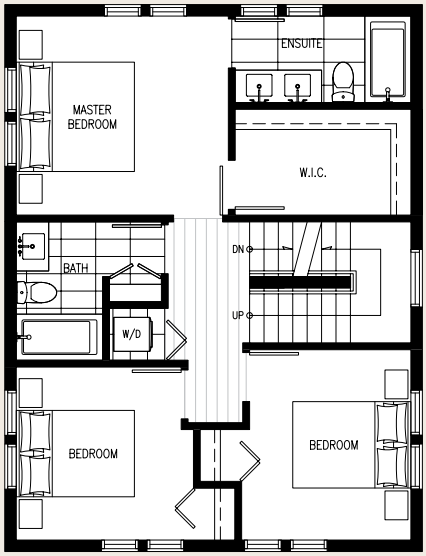
3 BEDROOM + FLEX

LIVING: 2,121 SQ FT

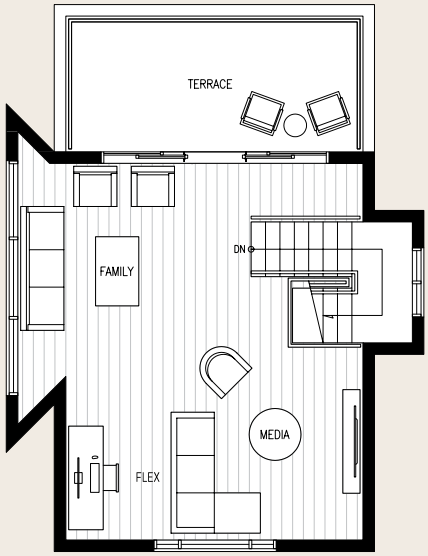
TOTAL OUTDOOR: 486 SQ FT



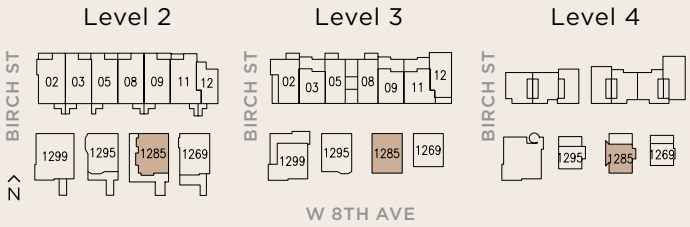
Level 2



Level 3



Level 4



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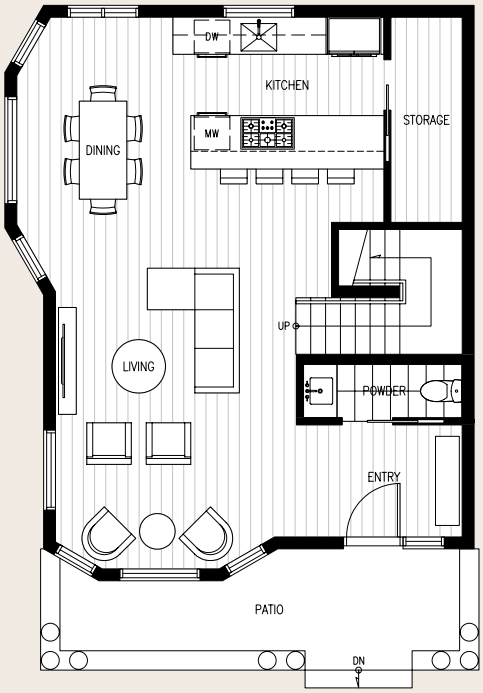
HERITAGE COLLECTION

1295 – THE GRANT RESIDENCE

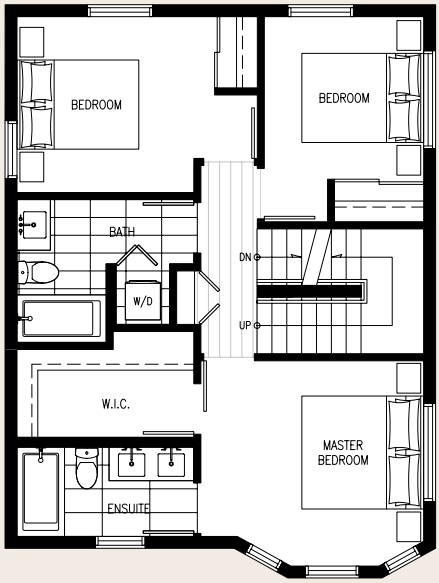
3 BEDROOM + FLEX

LIVING: 1,933 SQ FT

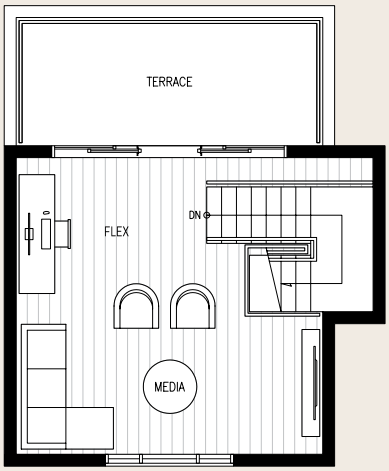
TOTAL OUTDOOR: 234 SQ FT



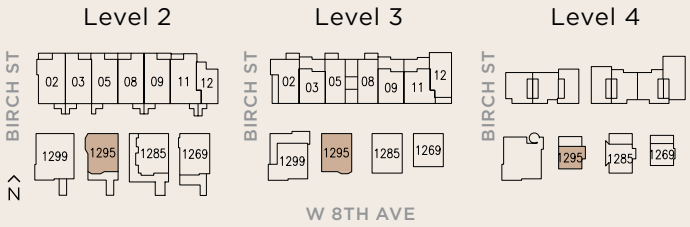
Level 2



Level 3



Level 4



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