

ELEVATED LIVING AT ITS FINEST. THE CITY AT YOUR FINGERTIPS.

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

Enjoy sweeping, unobstructed panoramic views of False Creek, Downtown Vancouver and the North Shore mountains from your own private rooftop terrace.

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

All of this and you're always less than a five minute drive to the heart of Downtown Vancouver.


Birch Street

PENTHOUSE COLLECTION

FEATURES

Overview

- A+ location 2 mins to downtown Vancouver
- Spacious Rooftop Patios with Panoramic Views of Downtown Vancouver, False Creek, Granville St. Brdige and the North Shore Mountains
- Close to transit & future Subway / Skytrain
- Private Elevators from Secure Parkade
- 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 Entry
- 97 Walkscore (walker's paradise)
- Roof Deck Fire Pit and BBQ Connection
- 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)

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

Amenities

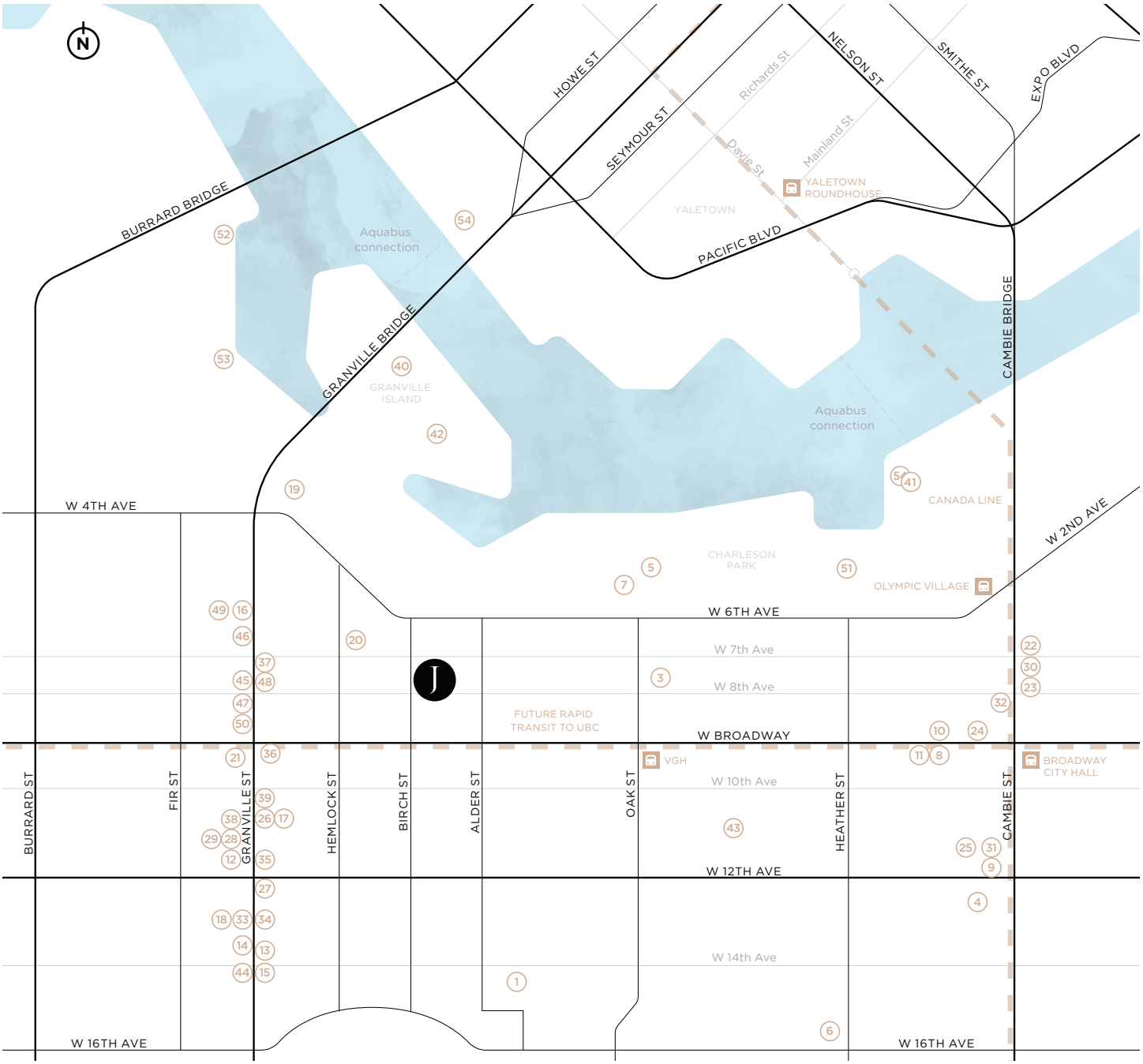
- Private Courtyard for Residents
- Secured Underground Parking and Bicycle Storage
- 1 Electric Vehicle Charging Outlet Per Home
- Parkade Level Car Wash / Dog Wash
- Video Surveillance/Entry System for Complex Garbage & Recycling Room
- Comprehensive 2-5-10 Year New Home Warranty
- Optional BBQ/Outdoor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

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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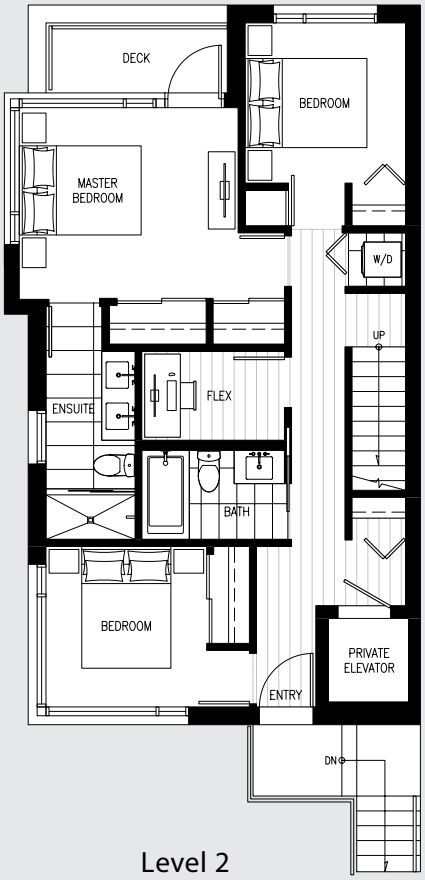
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PENTHOUSE COLLECTION

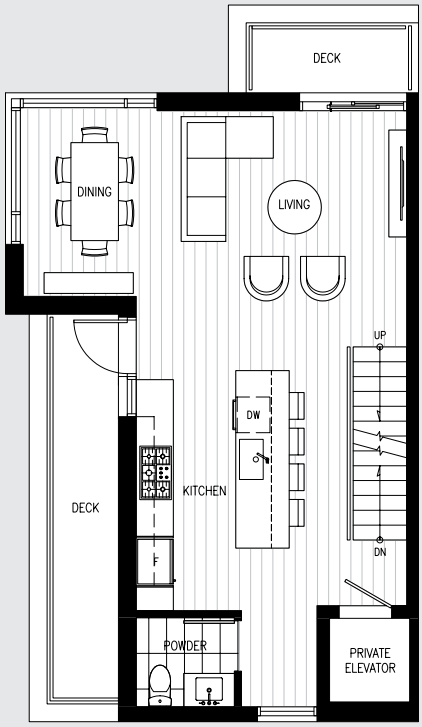
RESIDENCE 2

3 BEDROOM + FLEX

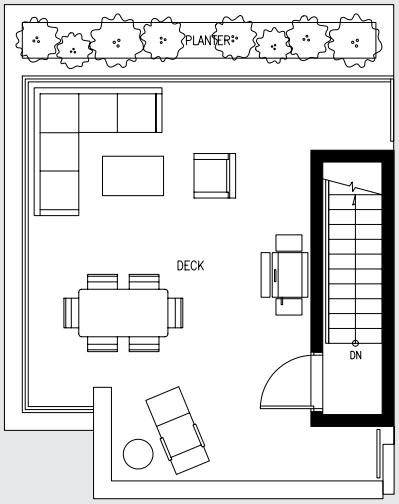
LIVING: 1,727 SQ FT ROOFTOP PATIO: 380 SQ FT TOTAL OUTDOOR: 558 SQ FT



Level 2

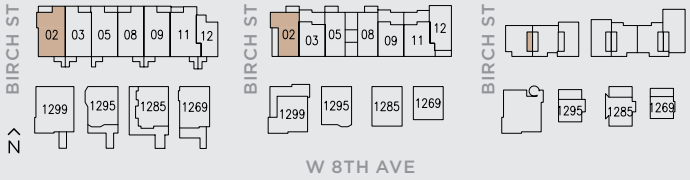


Level 3



Level 4

Level 2 | Level 3 | Level 4



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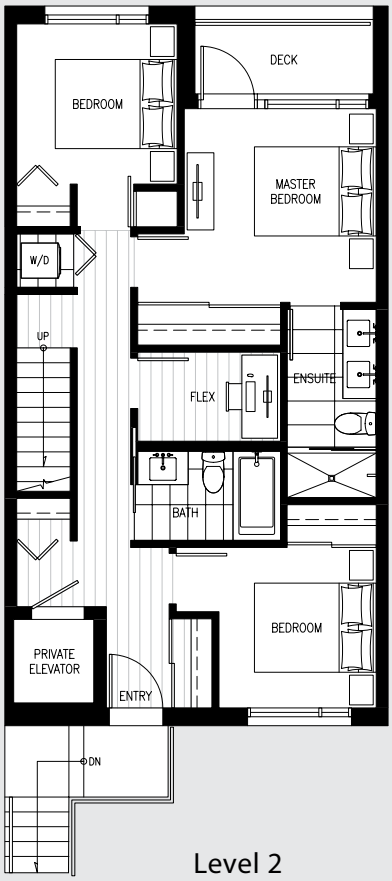
JOIE

PENTHOUSE COLLECTION

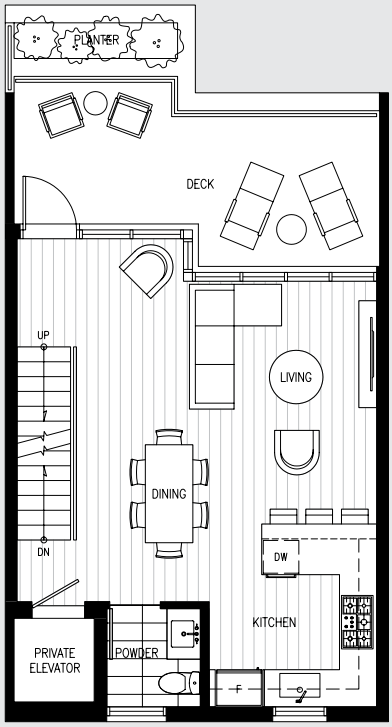
RESIDENCE 3

3 BEDROOM + FLEX

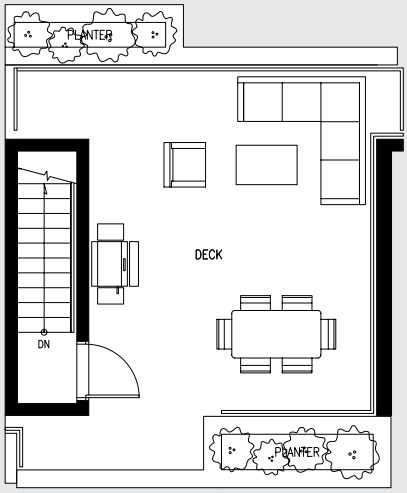
LIVING: 1,535 SQ FT ROOFTOP PATIO: 372 SQ FT TOTAL OUTDOOR: 596 SQ FT



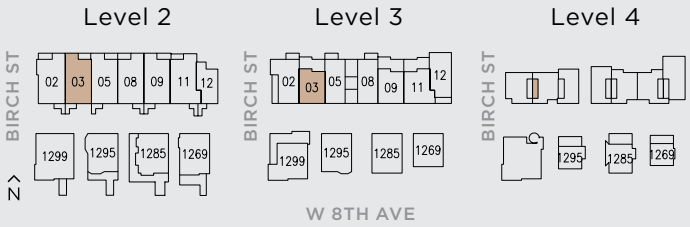
Level 2



Level 3



Level 4



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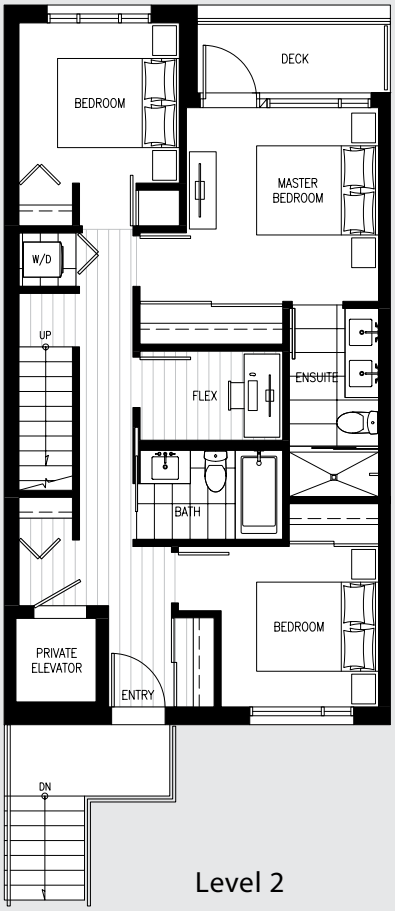
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PENTHOUSE COLLECTION

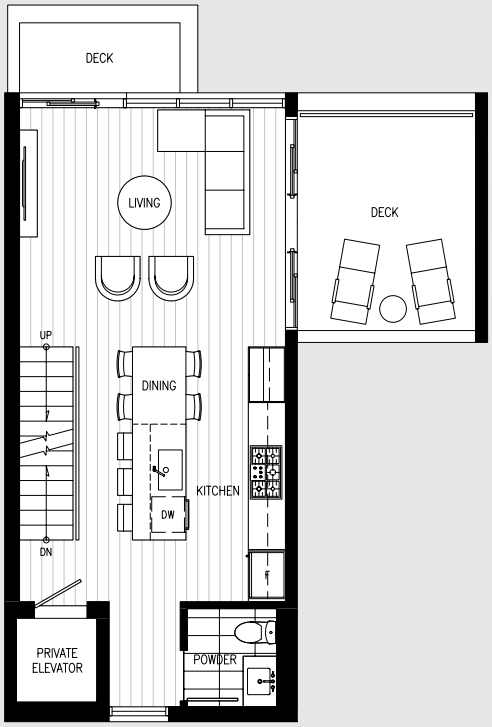
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3 BEDROOM + FLEX

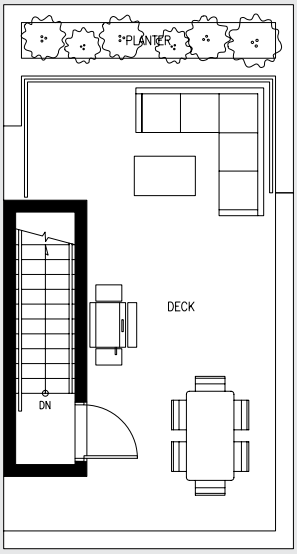
LIVING: 1,619 SQ FT ROOFTOP PATIO: 310 SQ FT TOTAL OUTDOOR: 497 SQ FT



Level 2

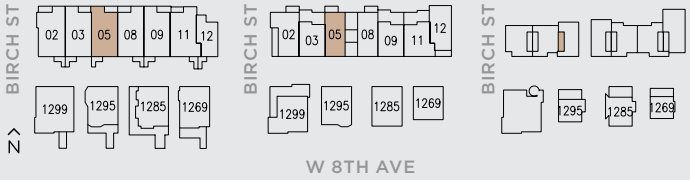


Level 3



Level 4

Level 2 | Level 3 | Level 4



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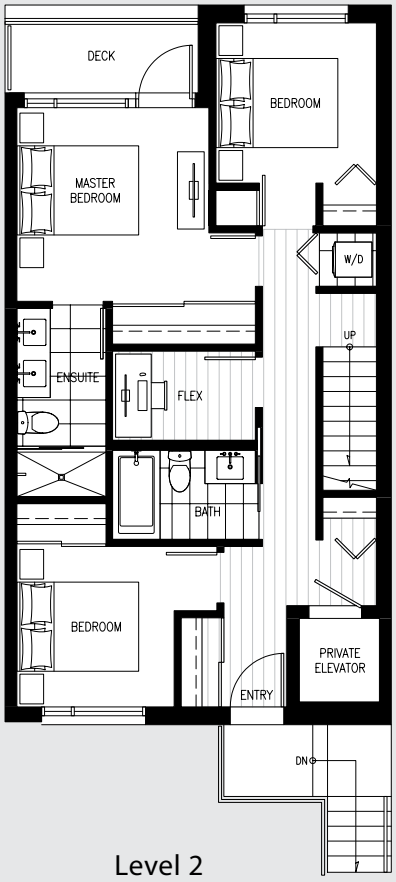
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PENTHOUSE COLLECTION

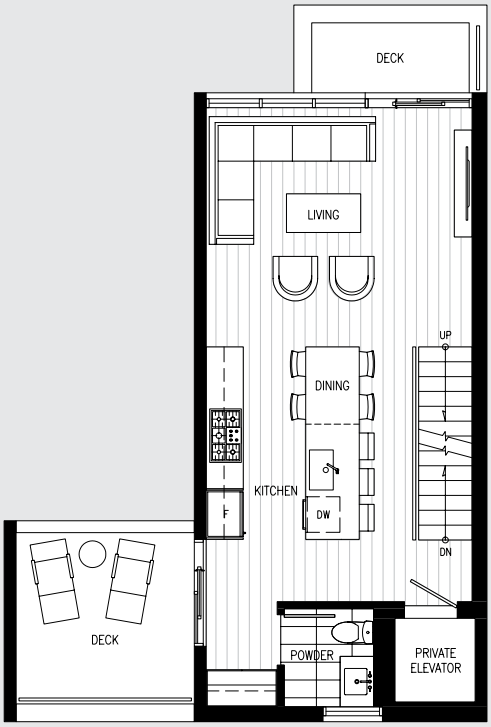
RESIDENCE 8

3 BEDROOM + FLEX

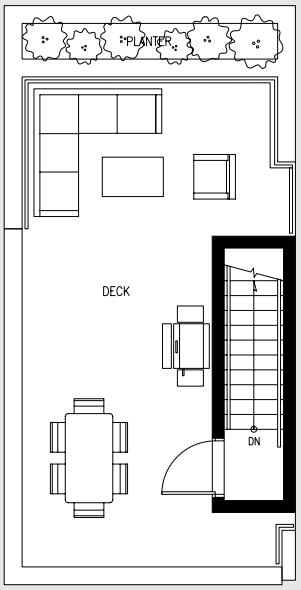
LIVING: 1,583 SQ FT ROOFTOP PATIO: 342 SQ FT TOTAL OUTDOOR: 541 SQ FT



Level 2

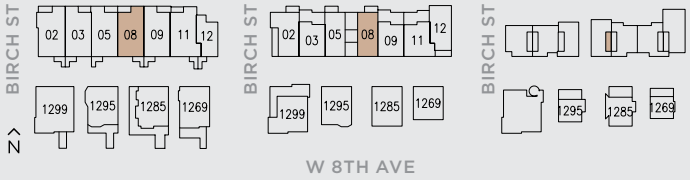


Level 3



Level 4

Level 2 Level 3 Level 4



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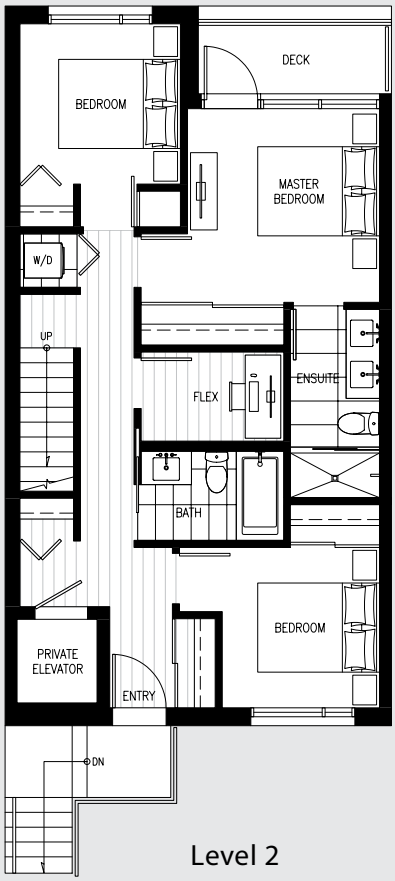
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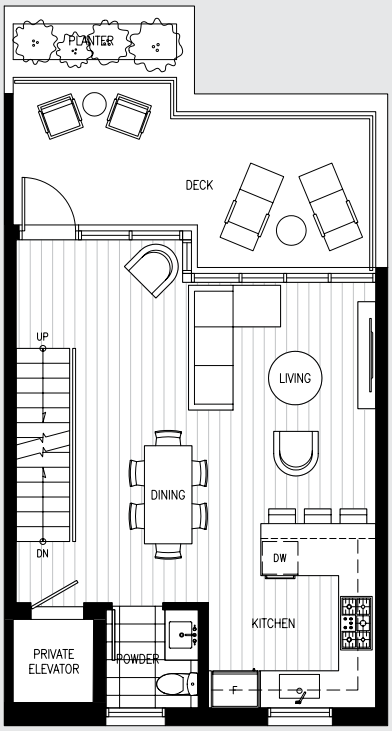
RESIDENCE 9

3 BEDROOM + FLEX

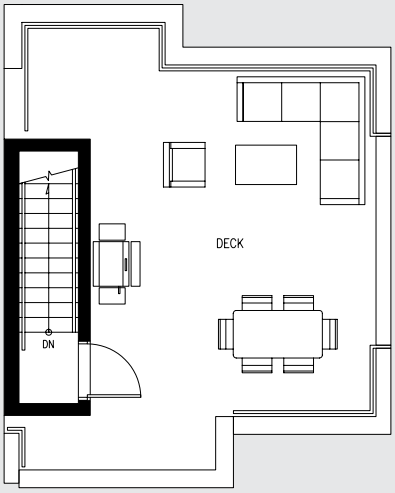
LIVING: 1,539 SQ FT ROOFTOP PATIO: 390 SQ FT TOTAL OUTDOOR: 628 SQ FT



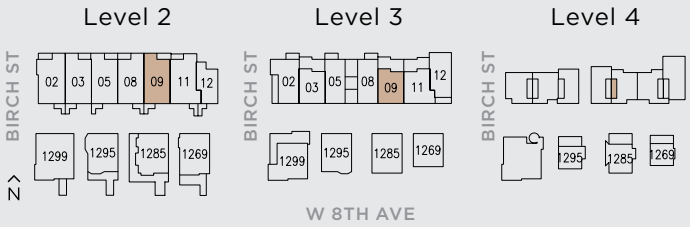
Level 2



Level 3



Level 4



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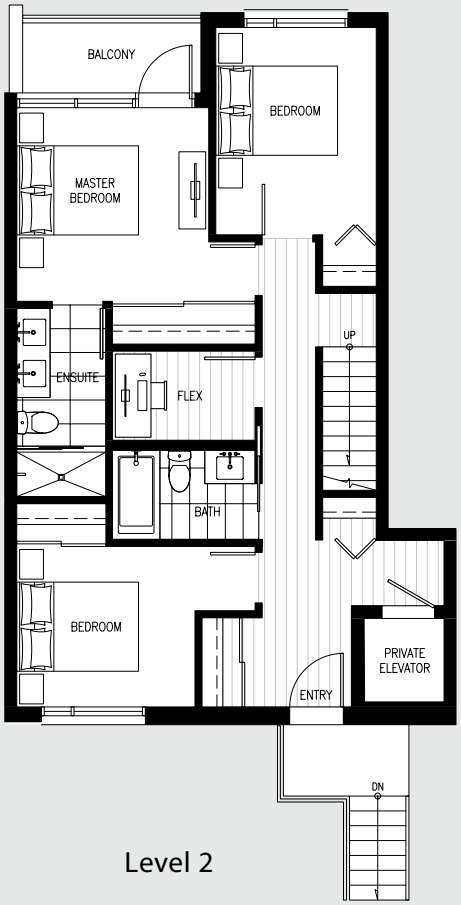
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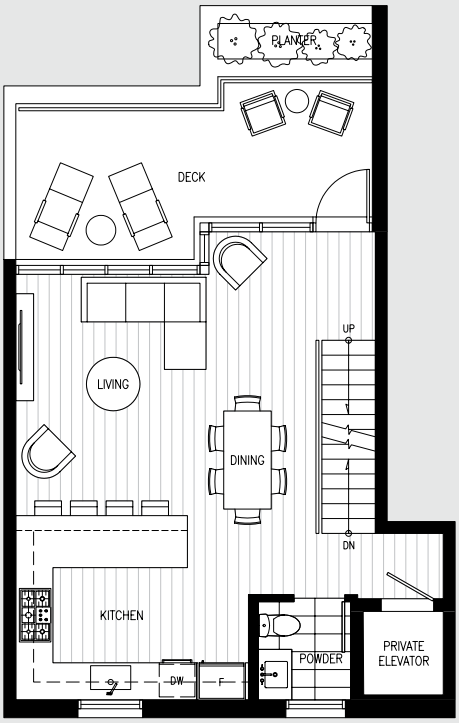
RESIDENCE 11

3 BEDROOM + FLEX

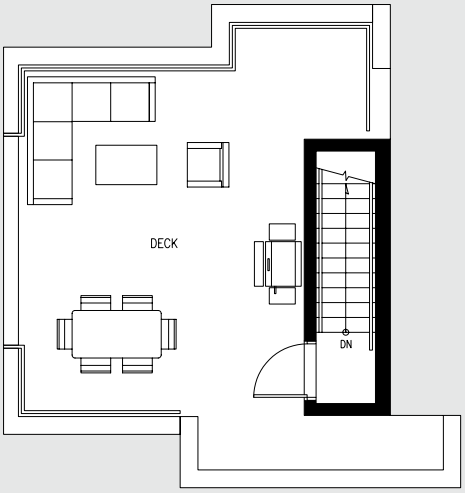
LIVING: 1,604 SQ FT ROOFTOP PATIO: 392 SQ FT TOTAL OUTDOOR: 634 SQ FT



Level 2



Level 3



Level 4

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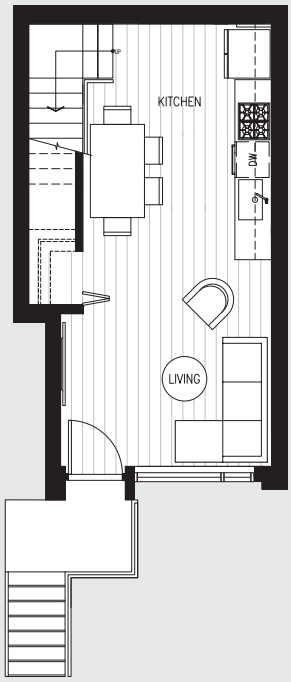
PENTHOUSE COLLECTION

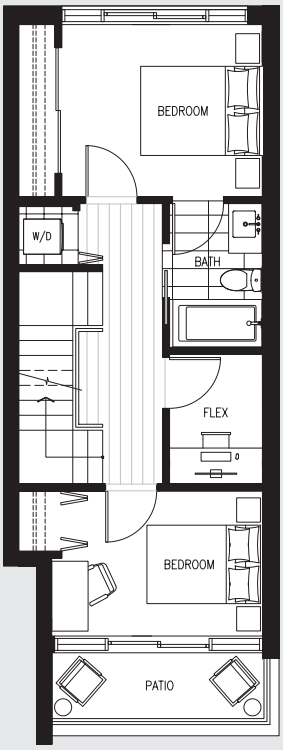
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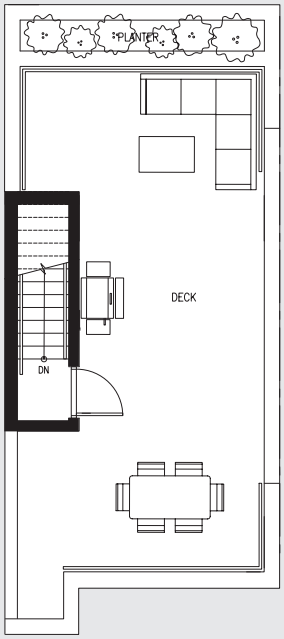
2 BEDROOM + FLEX

LIVING: 1111 SQ FT

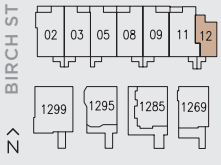
TOTAL OUTDOOR: 509 SQ FT







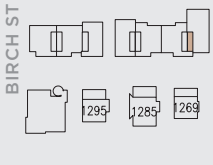
Level 2



Level 3



Level 4



W 8TH AVE

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