

JOIE

GARDEN COLLECTION



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 Ensuities
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

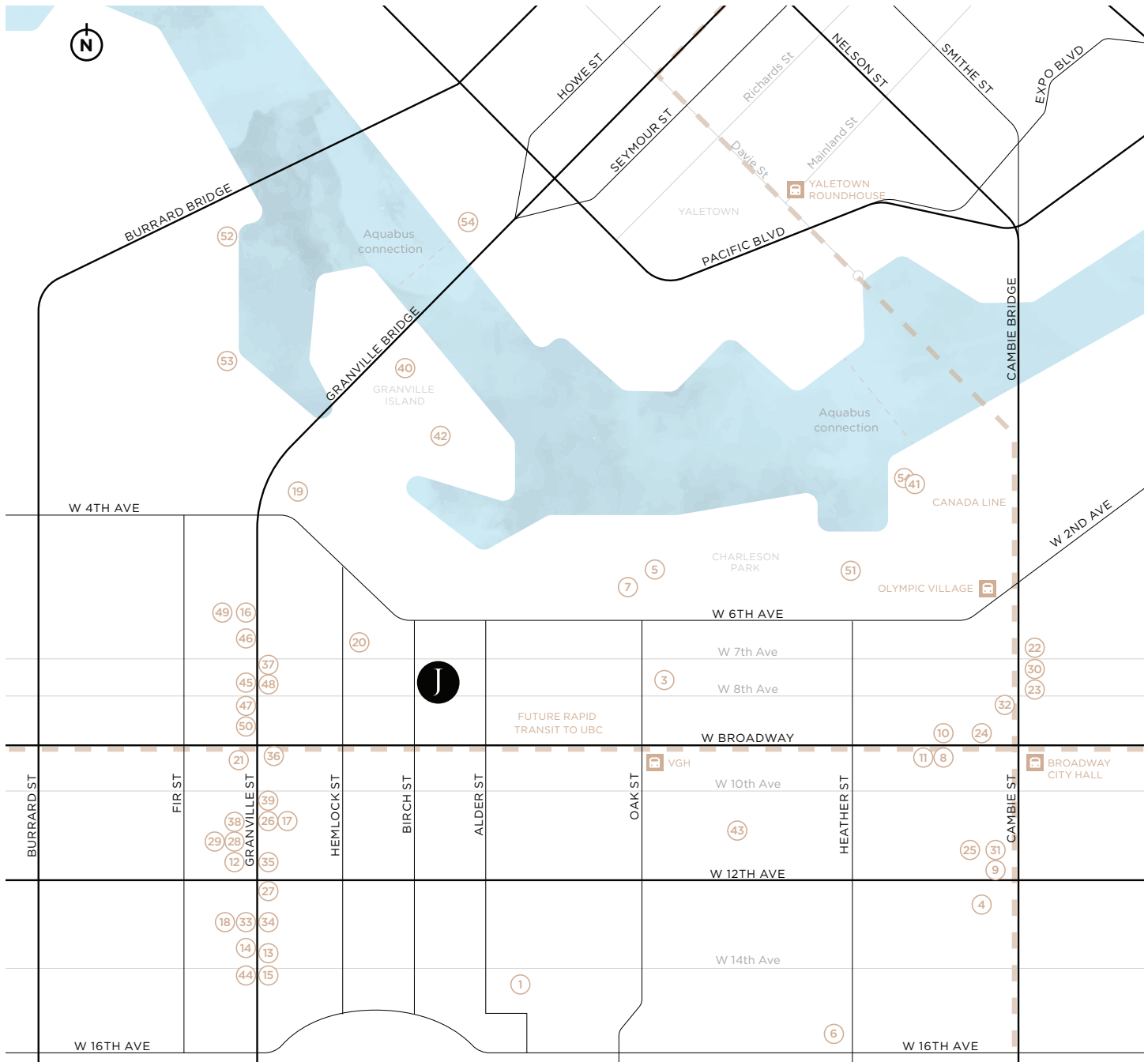
Amenities

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

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

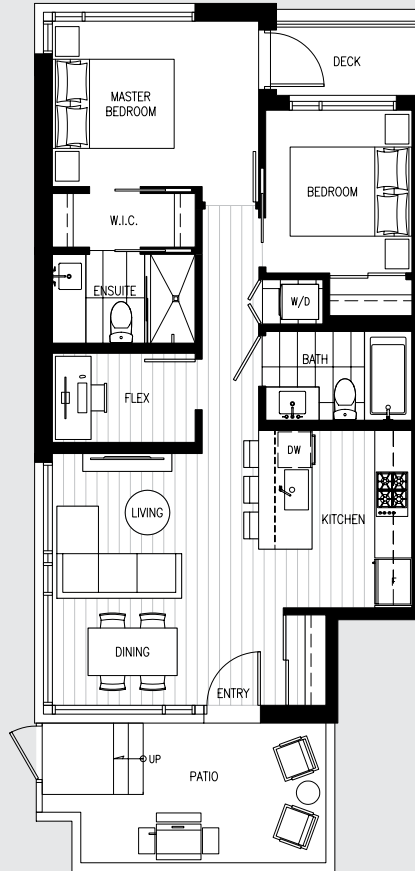
CONCRETE COLLECTION

RESIDENCE 1

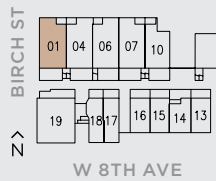
2 BEDROOM + FLEX

LIVING: 853 SQ FT

TOTAL OUTDOOR: 145 SQ FT



Level 1



DRAFT

LOVEATJOIE.CA

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JOIE

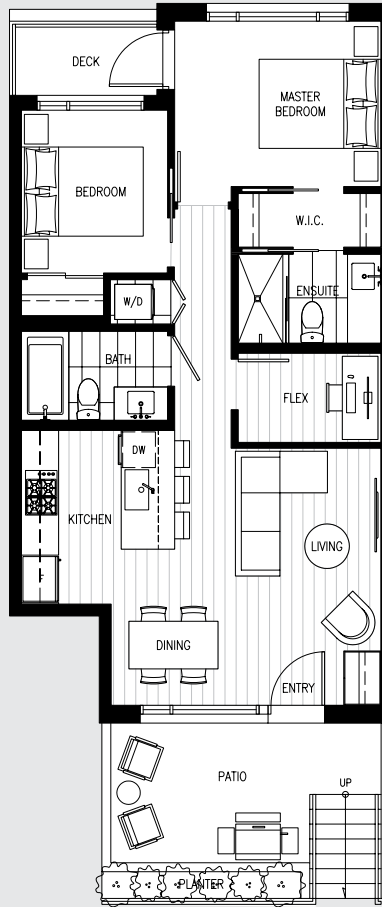
CONCRETE COLLECTION

RESIDENCE 4-6-7

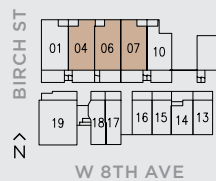
2 BEDROOM + FLEX

LIVING: 816 - 821 SQ FT

TOTAL OUTDOOR: 154 - 157 SQ FT



Level 1



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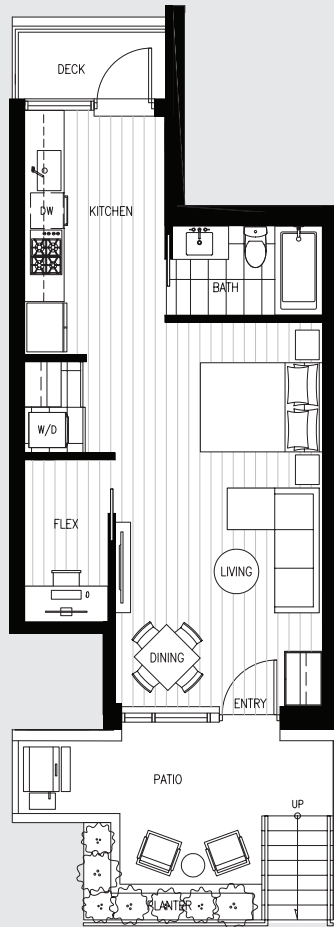
CONCRETE COLLECTION

RESIDENCE 10

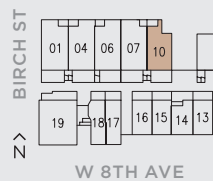
STUDIO + FLEX

LIVING: 578 SQ FT

TOTAL OUTDOOR: 128 SQ FT



Level 1



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