

JOIE

HERITAGE COLLECTION



HERITAGE EMBRACED. TIMELESS CRAFTSMANSHIP.

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 independence 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 Scones in Ensuite
Motion Activated Floor Lighting in Ensuite

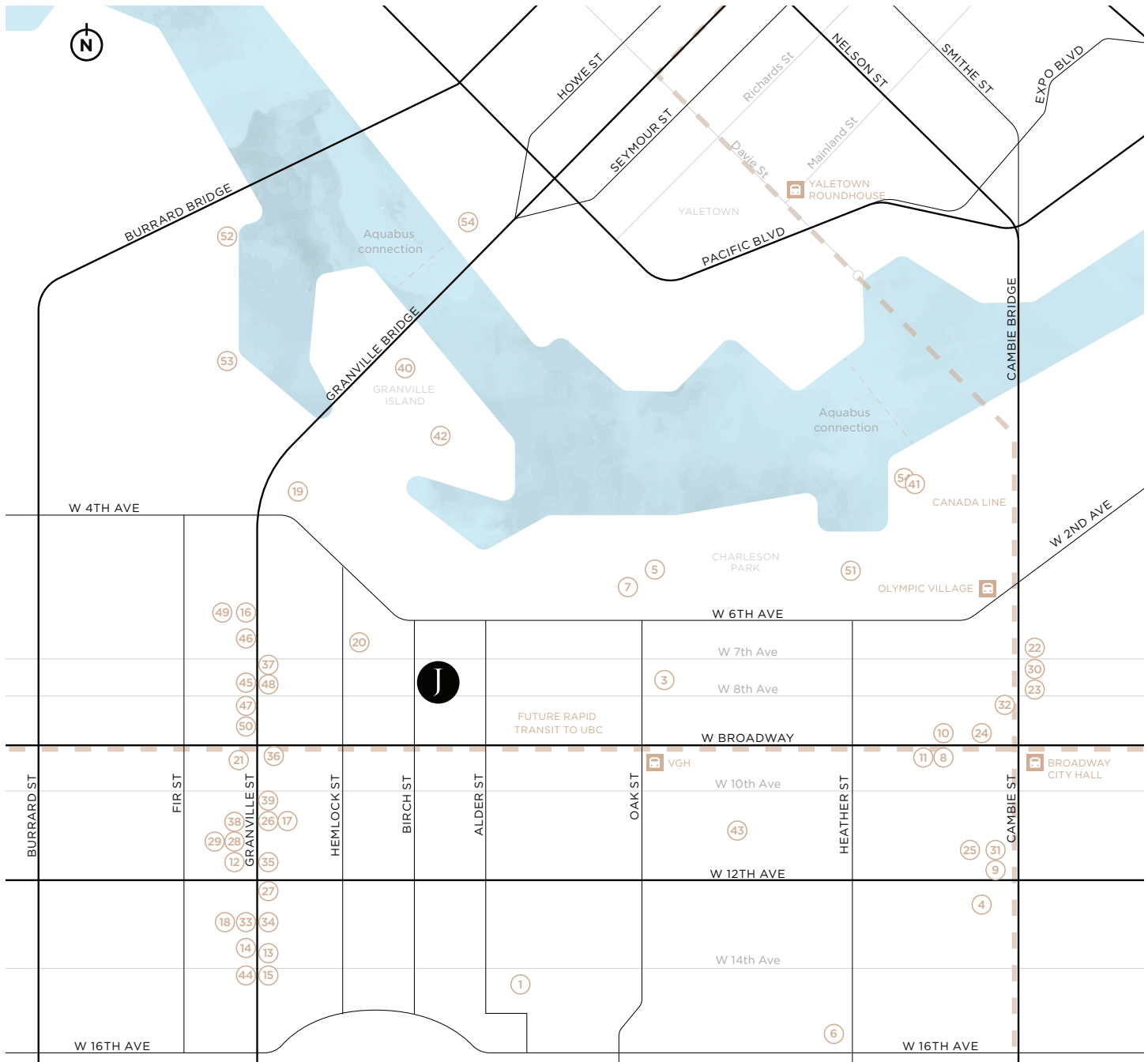
Amenities

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

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

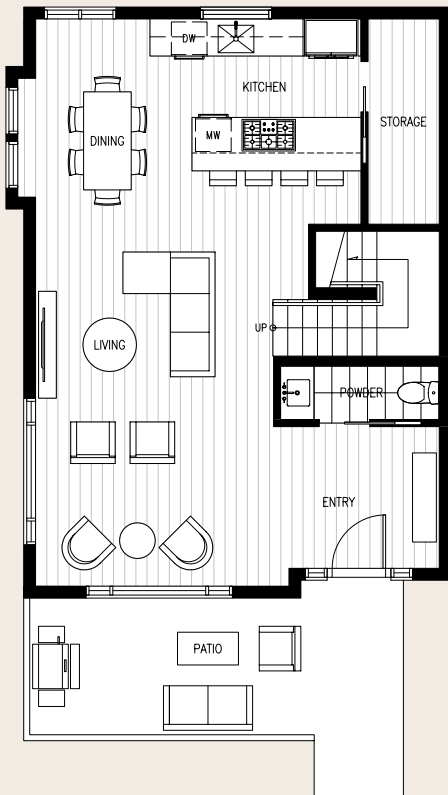
41. Aquabus Ferries Dock
42. False Creek Community Centre
43. Vancouver General Hospital
44. Bau-Xi Gallery Ltd.
45. Douglas Reynolds Gallery
46. Heffel Fine Art Auction House
47. Marion Scott Gallery
48. Ian Tan Art Gallery Vancouver
49. Petley Jones Gallery
50. Kurbatoff Gallery
51. Heather Civic Marina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

1269 - THE NEILL RESIDENCE

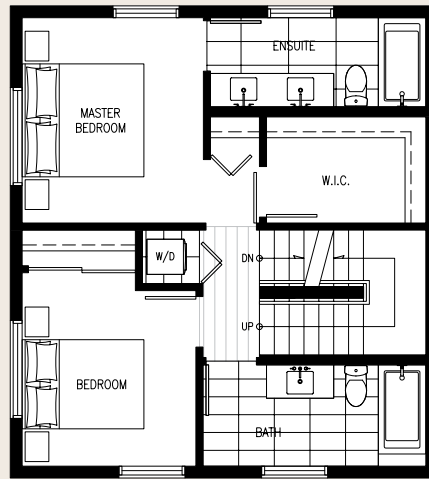
2 BEDROOM + FLEX

LIVING: 1,799 SQ FT

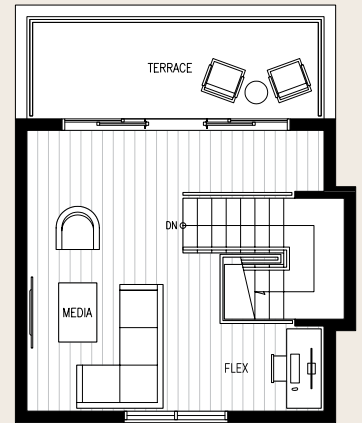
TOTAL OUTDOOR: 219 SQ FT



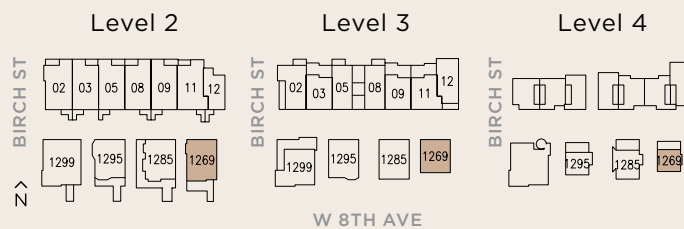
Level 2



Level 3



Level 4



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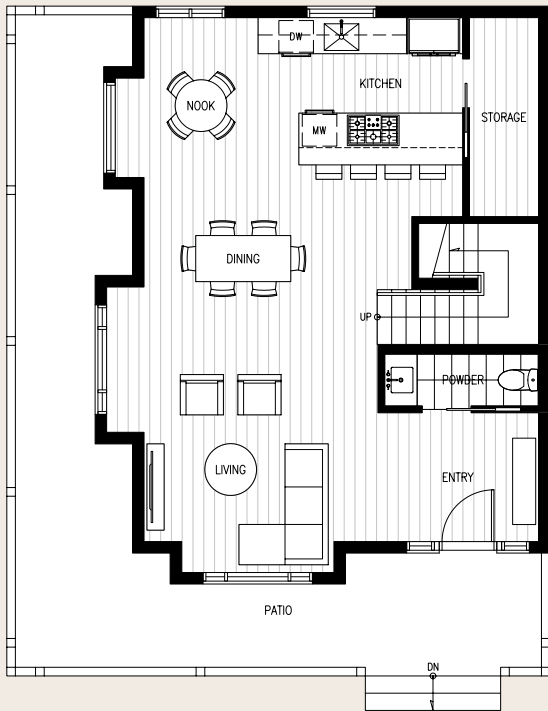
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1285 - THE SANDERSON RESIDENCE

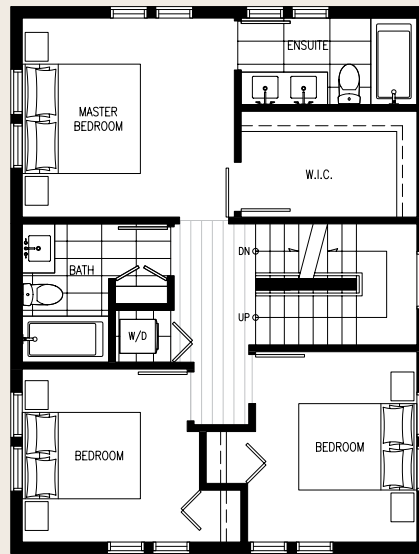
3 BEDROOM + FLEX

LIVING: 2,121 SQ FT

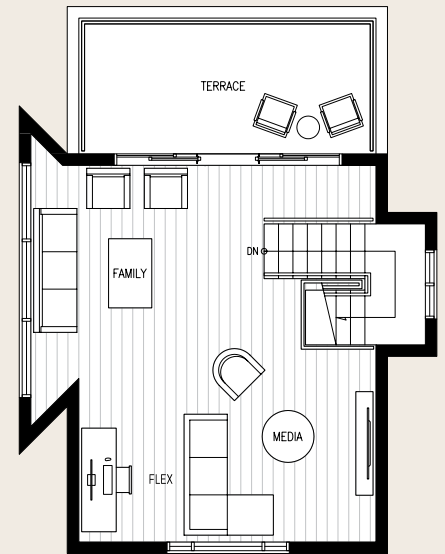
TOTAL OUTDOOR: 486 SQ FT



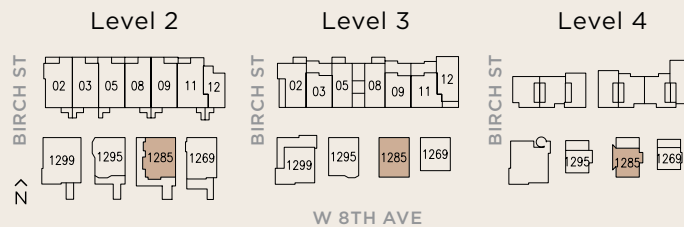
Level 2



Level 3



Level 4



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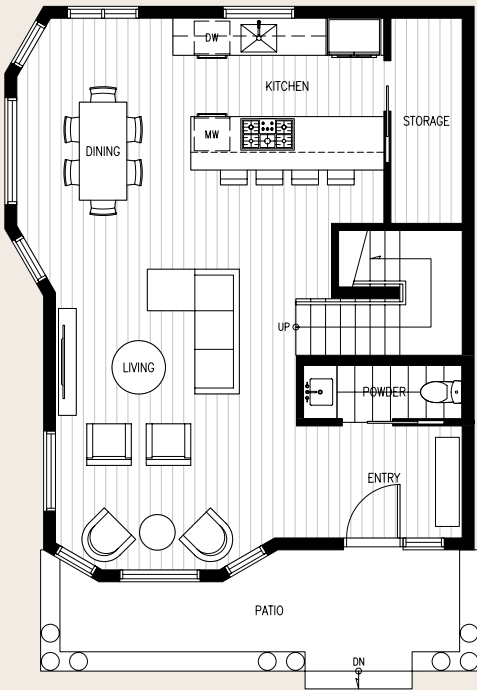
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1295 - THE GRANT RESIDENCE

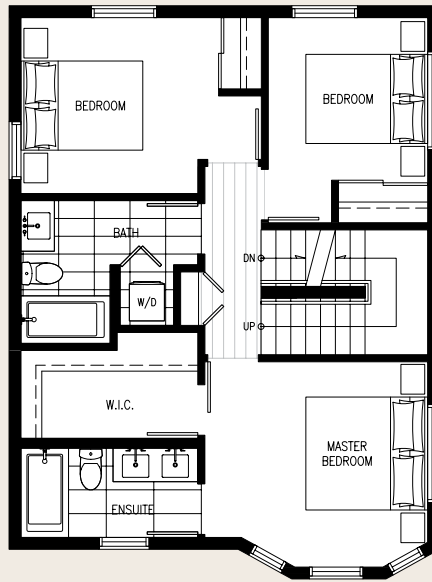
3 BEDROOM + FLEX

LIVING: 1,933 SQ FT

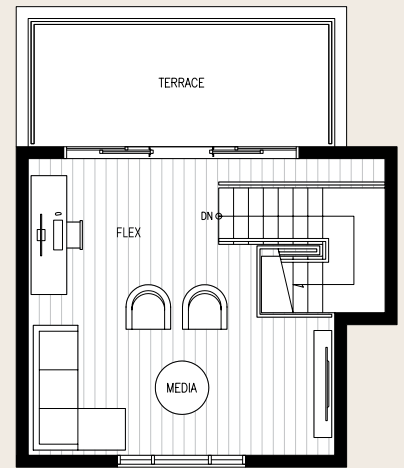
TOTAL OUTDOOR: 234 SQ FT



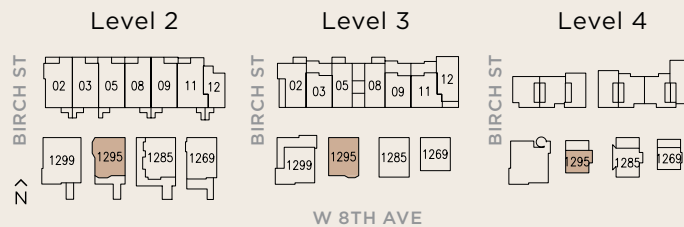
Level 2



Level 3



Level 4



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