

JOIE

PENTHOUSE COLLECTION



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. Bridge 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 Ensuities
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

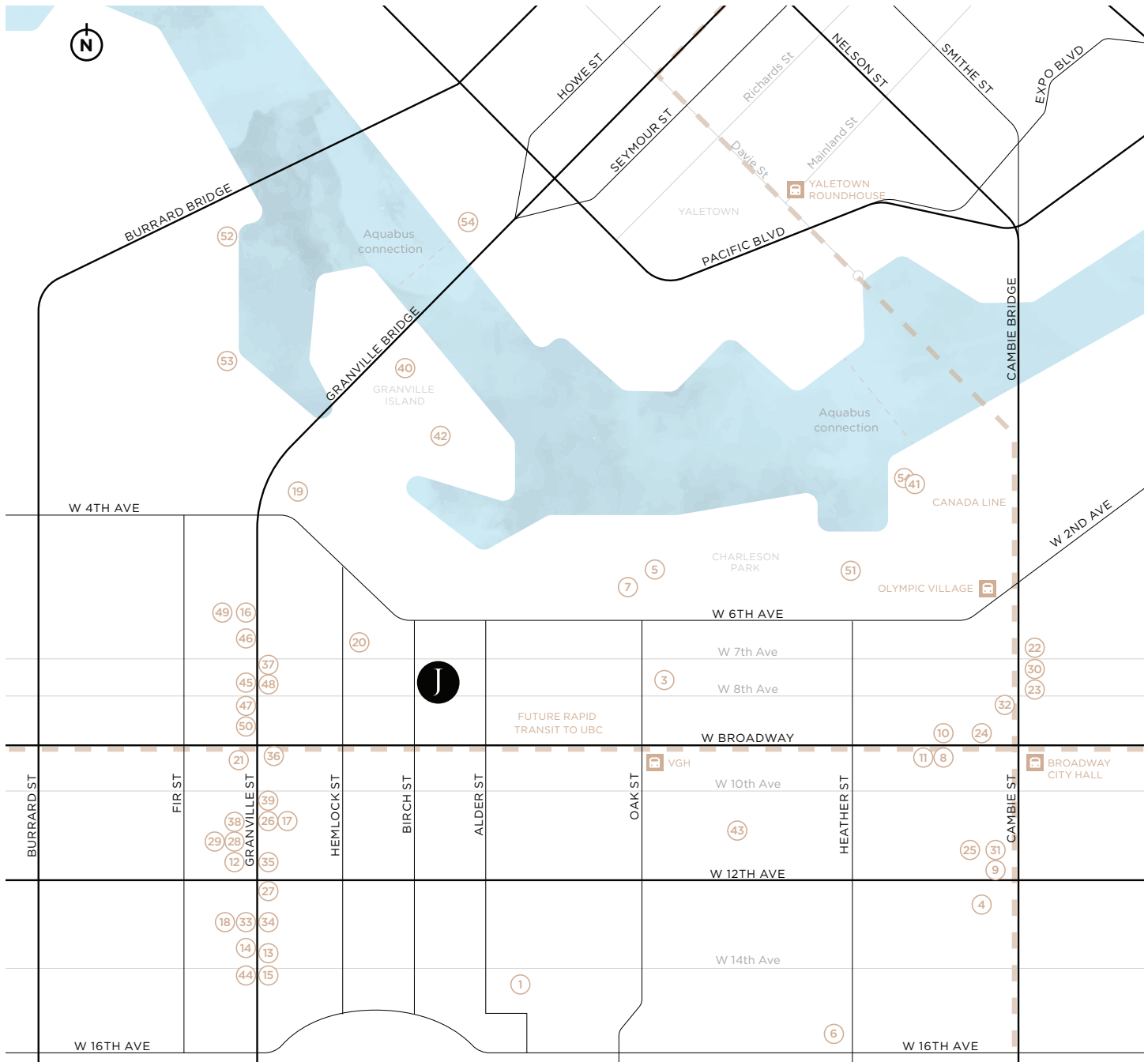
Amenities

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

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

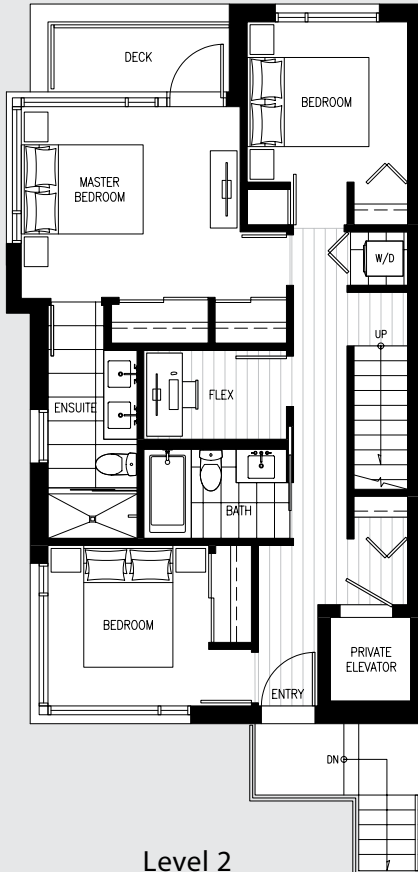
RESIDENCE 2

3 BEDROOM + FLEX

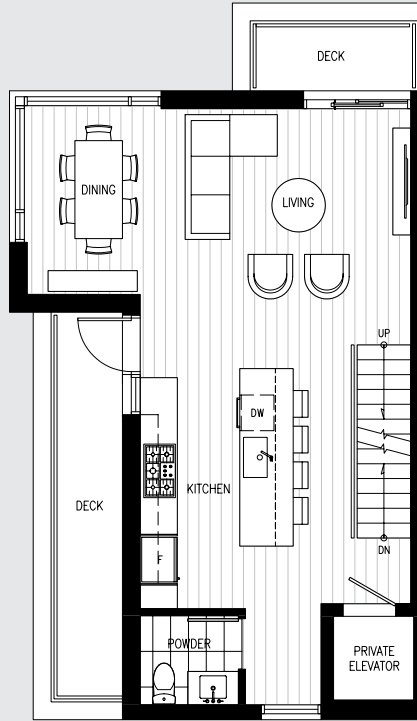
LIVING: 1,727 SQ FT

ROOFTOP PATIO: 380 SQ FT

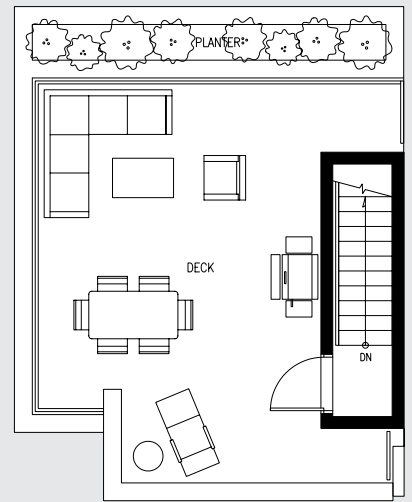
TOTAL OUTDOOR: 558 SQ FT



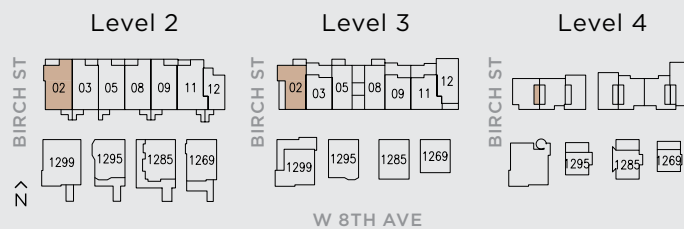
Level 2



Level 3



Level 4



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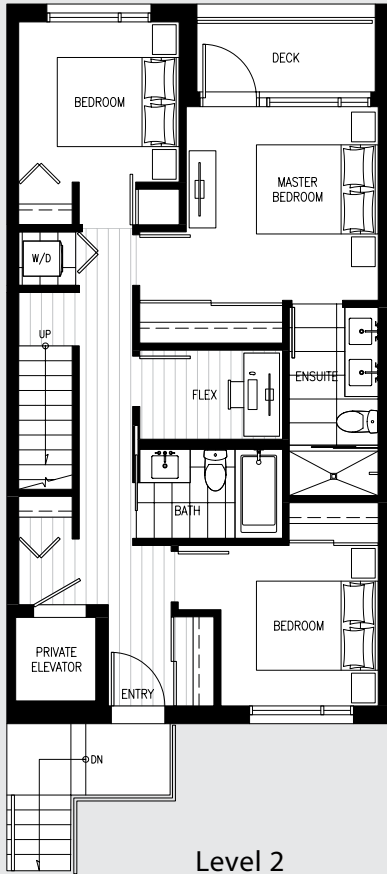
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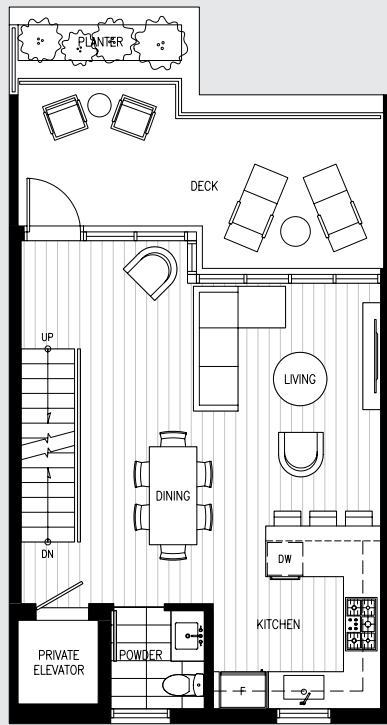
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3 BEDROOM + FLEX

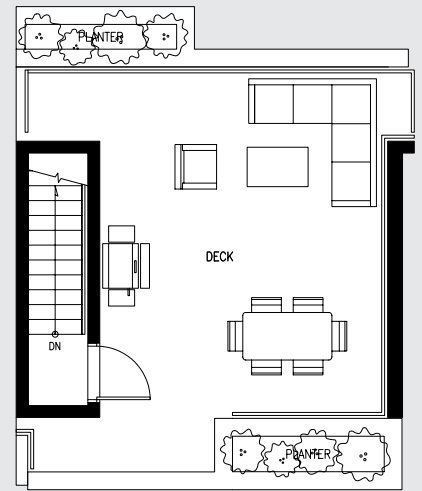
LIVING: 1,535 SQ FT ROOFTOP PATIO: 372 SQ FT TOTAL OUTDOOR: 596 SQ FT



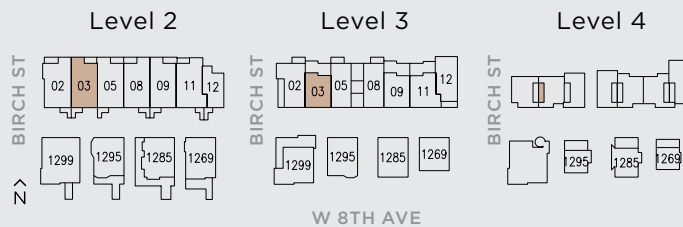
Level 2



Level 3



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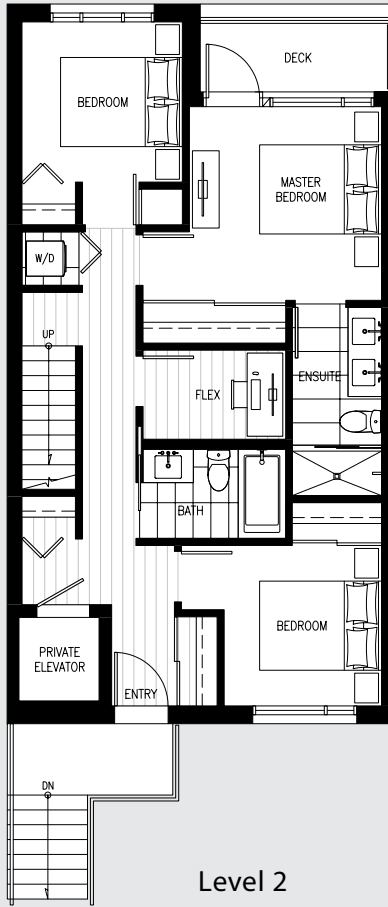
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3 BEDROOM + FLEX

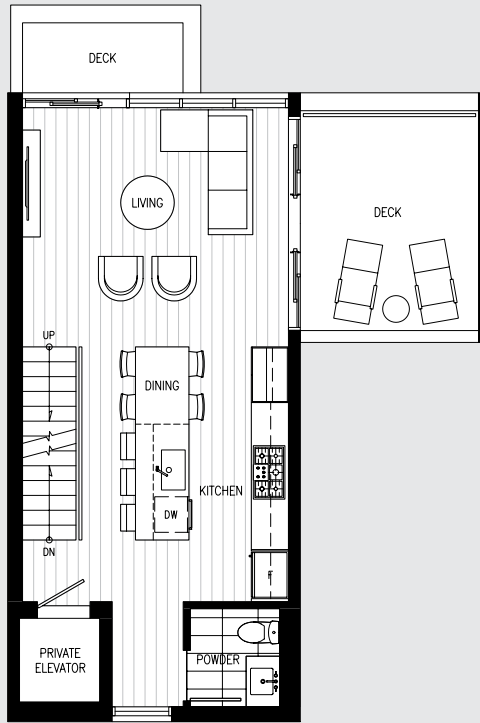
LIVING: 1,619 SQ FT

ROOFTOP PATIO: 310 SQ FT

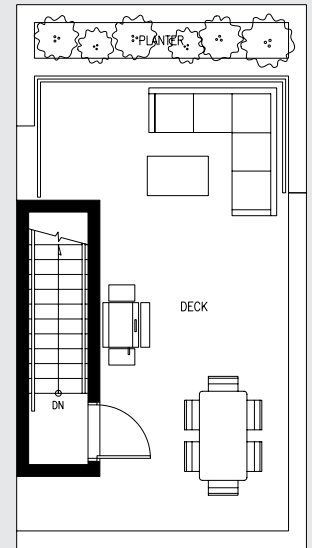
TOTAL OUTDOOR: 497 SQ FT



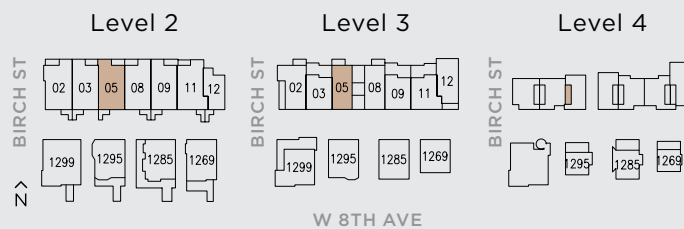
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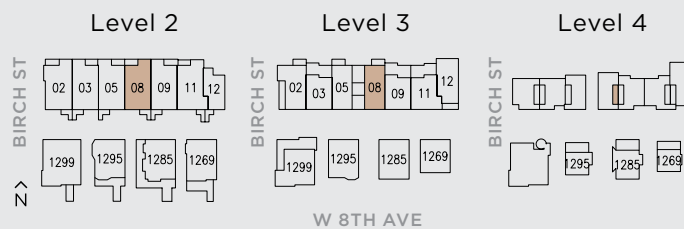
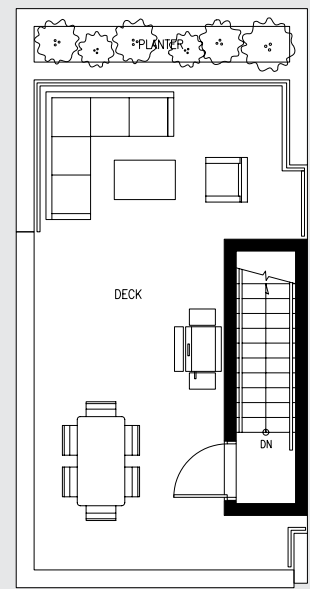
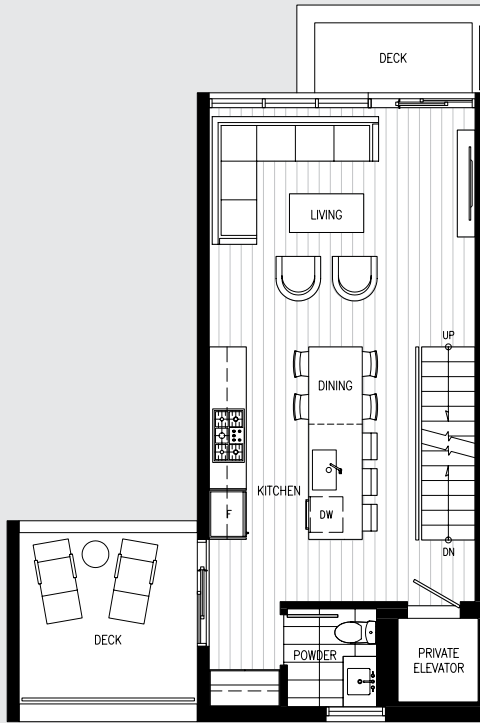
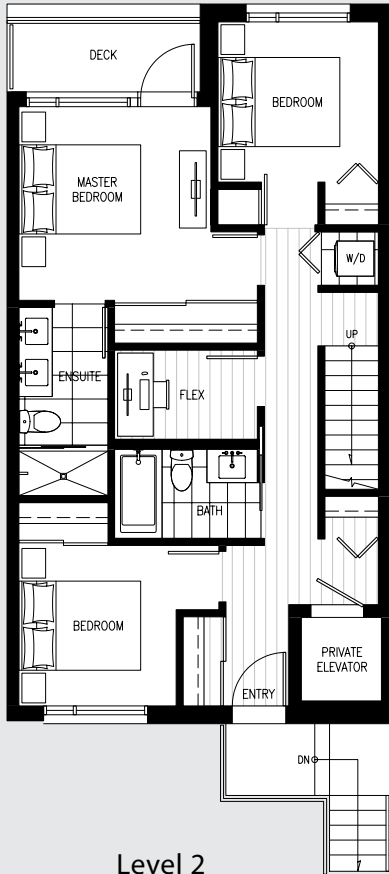
RESIDENCE 8

3 BEDROOM + FLEX

LIVING: 1,583 SQ FT

ROOFTOP PATIO: 342 SQ FT

TOTAL OUTDOOR: 541 SQ FT



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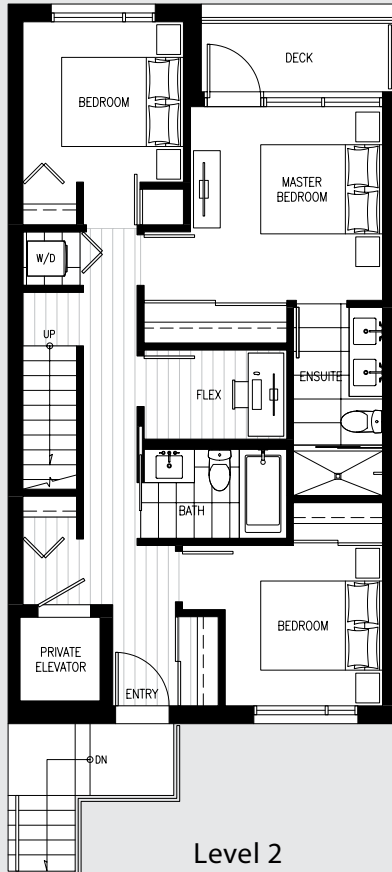
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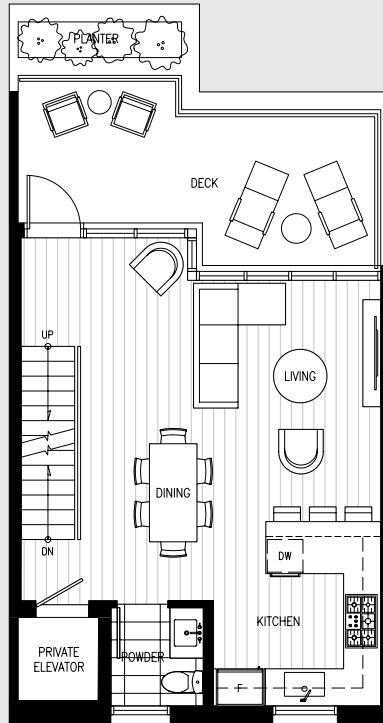
RESIDENCE 9

3 BEDROOM + FLEX

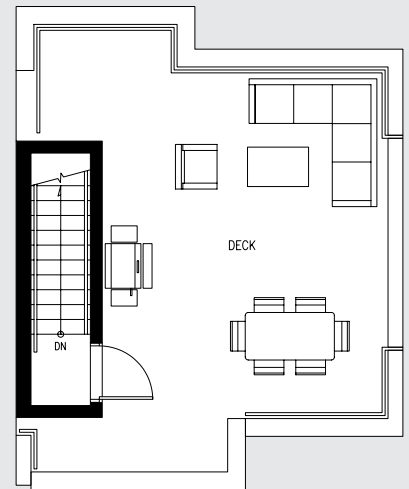
LIVING: 1,539 SQ FT ROOFTOP PATIO: 390 SQ FT TOTAL OUTDOOR: 628 SQ FT



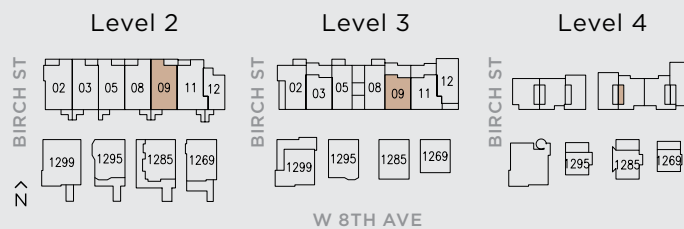
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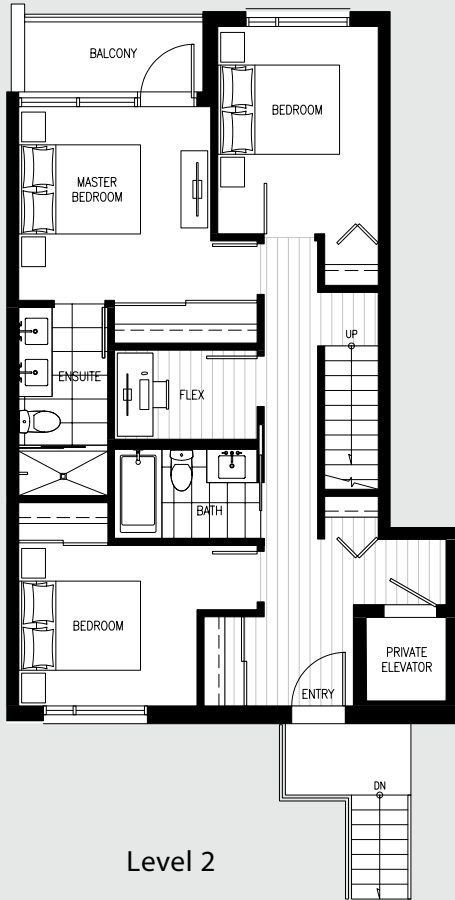
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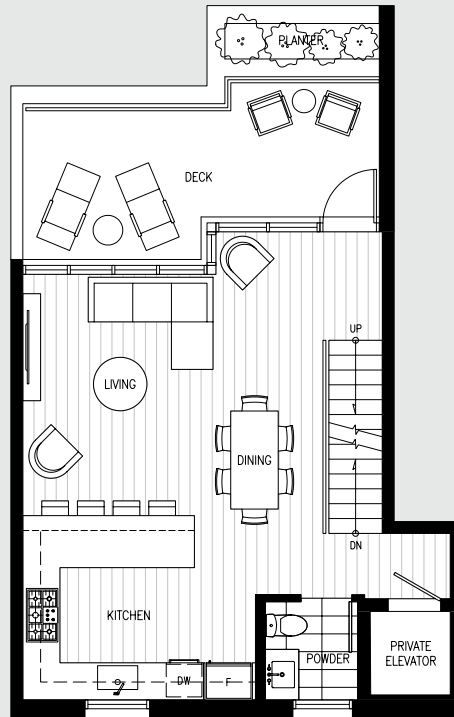
RESIDENCE 11

3 BEDROOM + FLEX

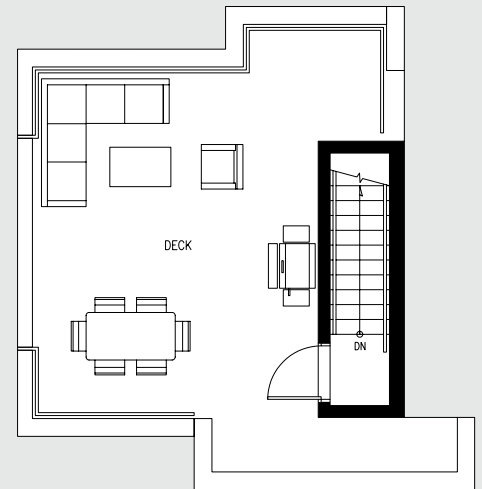
LIVING: 1,604 SQ FT ROOFTOP PATIO: 392 SQ FT TOTAL OUTDOOR: 634 SQ FT



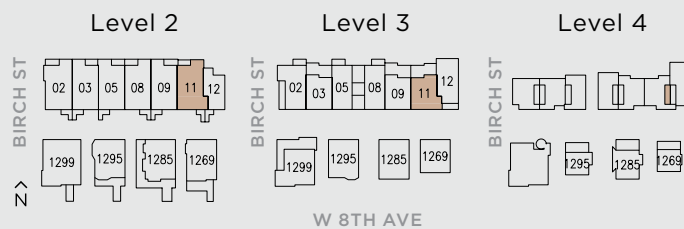
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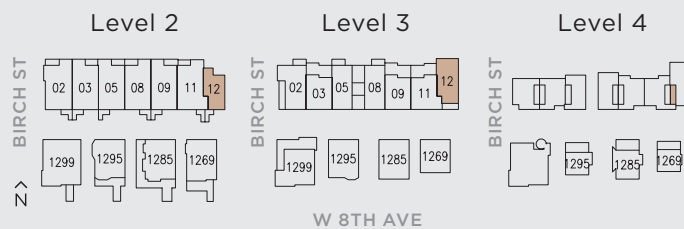
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RESIDENCE 12

2 BEDROOM + FLEX

LIVING: 1111 SQ FT

TOTAL OUTDOOR: 509 SQ FT



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