

COMING
SOON...

“
Beautifully Architected and Well
Crafted Townhomes
situated in the heart of Clayton.”



Introducing **joi** Townhomes

2 & 3 Bedroom
with
2 & 1/2 Baths

37 Luxurious Homes

Starting as low as **\$329,000**
plus GST

joi Complex



joi Townhomes offers 37
Luxurious homes in a
semi-divided Complex. There 9
great plans to choose from, with
amazing features.

[See More](#)

The Neighbourhood



There are a wide range of
Amenities for the whole Family to
enjoy, and many within walking
distance, all in the joi
neighborhood.

[See More](#)

Interested?

Question or Queries...Contact Us - Fill out the form below:

Full Name *

Phone *

Mobile Number *

Address *

City *

State *

Zip *

Submit

Want to know more ...?
Interested in joi as an
Investment...?
Curious about a plan...?
Click Below to get in touch...

[Continue...](#)

Contact Information

Call joi Sales Team at:
604-307-0400

Or send us an email at
info@joiliving.com

Contact Us

Full Name *

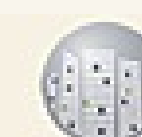
First Name Last Name

E-mail *

ex: myname@example.com

Message

[Submit](#)



HAPPINESS

“

The Graciously structured joi Complex
Create a loving neighborhood for your
family to grow up in.

”



joi Complex



joi Townhomes offers 37
Luxurious homes in a
semi-divided Complex. There 9
great plans to choose from, with
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Amenities for the whole Family to
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First Name Last Name

E-mail *

Message

[Submit](#)





FEATURES

18818 71Avenue
Surrey, BC

Call: 604 - 307 - 0400

JOI COMMUNITY

- Located off of a greenbelt with several beautiful, retained trees, this site has a fully-landscaped outdoor common area, including a child's play area.
- Timeless Craftsman-style architecture, with wood and hardy plank exterior.
- Live comfortably with your family in our selection of 2 and 3 bedroom homes.

BATHROOM AND BEDROOM

- Bathrooms for relaxing in privacy and comfort.
- All homes have: "his and hers" vanities, walk-through closets, and lush glass showers.
- Enjoy luxurious hand-set tile flooring in the main bathrooms and Master Ensuites.
- Elegant brushed nickel hardware and chrome faucets.

KITCHEN

- Large eat in kitchens with convenient powder rooms and pantries.
- Contemporary Real Maple cabinets.
- Luxurious Engineered granite countertops with hand-set tile backsplash.
- Elegant brushed nickel hardware.
- Double basin drop-in stainless steel sinks with Dual spray pull down faucet great for cooking and makes cleaning easy.
- Stainless steel appliance package
- Including a 30" ceran top electric range with self-cleaning oven, and stainless steel refrigerator
- Dishwasher with touch pad controls.

LIVING SPACE

- Open floor plans feel even more spacious with 9' ceilings on the main floor.
- Contemporary carpeting throughout bedrooms and hallways add warmth.
- Durable and attractive laminate hardwood flooring through out the main floor level and handset tile in main entryways.
- Private decks and patios for outdoor living.
- Two parking garages with each home.

PEACE OF MIND

- Rough in for security system.
- Rough in built in vacuum
- 2/5/10 National New Home Warranty.



BC CONDOS . NET



Bedford Green reserves the right to make any modifications and/or substitutions, without notice, should they be necessary. Final dimensions, square footage, specifications, floorplans, site grading and landscaping may vary. See your sales rep for complete details.



71st AVENUE

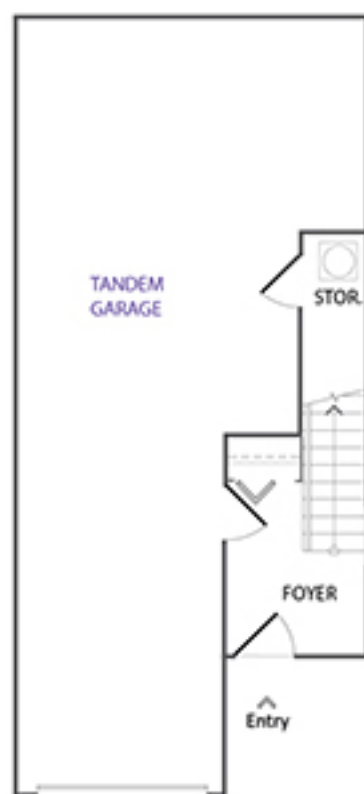
188th STREET



Plan Available
in Homes: 1, 18 (North Side)

A

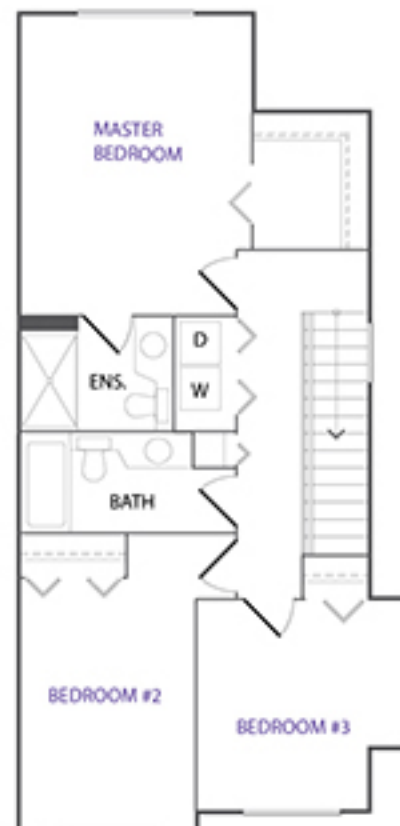
1,753 S.F.
3 Bedroom
2.5 Bathroom



BASMENT PLAN
138 S.F. (12.82m²)



MAIN FLOOR PLAN
803 S.F. (74.60 m²)



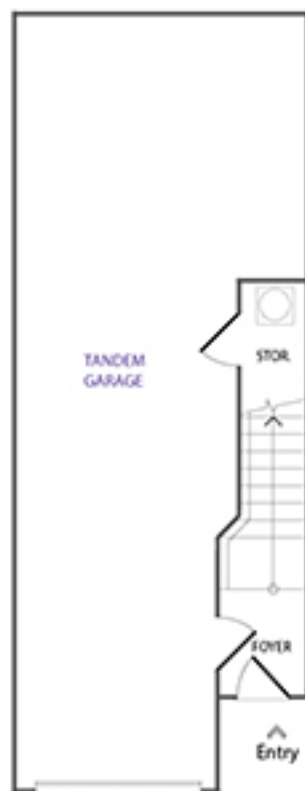
UPPER FLOOR PLAN
812 S.F. (75.43 m²)



Plan Available
in Homes: 3, 4, 7, 8, 11, 12, 15 & 16 (North Side)
12, 13, 16 & 17 (South Side)

B

1,453 S.F.
3 Bedroom
2.5 Bathroom



BASMENT PLAN
95 S.F. (8.83 m²)



MAIN FLOOR PLAN
675 S.F. (62.71 m²)



UPPER FLOOR PLAN
683 S.F. (63.45 m²)



Plan Available
in Homes: 5, 6, 9, 10, 13 & 14 (North Side)
11, 14 & 15 (South Side)

C

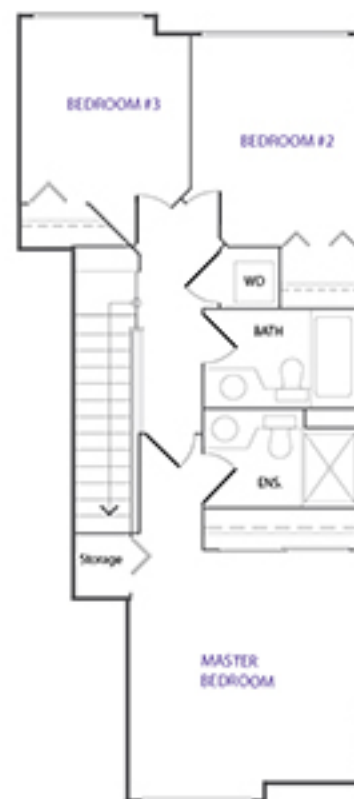
1,500 S.F.
3 Bedroom
2.5 Bathroom



BASMENT PLAN
97 S.F. (9.01 m²)



MAIN FLOOR PLAN
703 S.F. (65.31 m²)



UPPER FLOOR PLAN
700 S.F. (65 m²)



Plan Available
in Homes: 2, 17 (South Side) | 18 (North Side)

C1

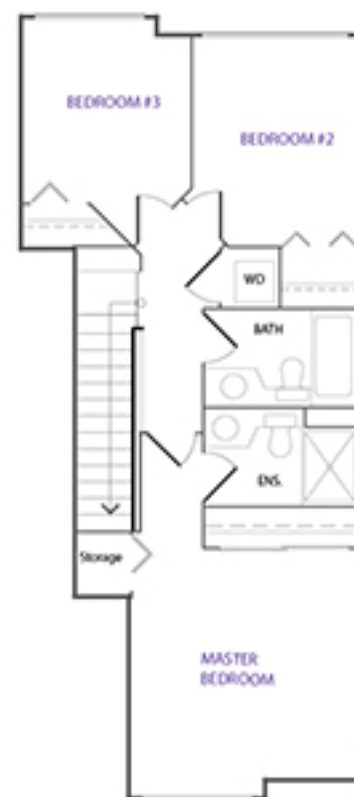
1,475 S.F.
3 Bedroom
2.5 Bathroom



BASMENT PLAN
97 S.F. (9.01 m²)



MAIN FLOOR PLAN
685 S.F. (63.63 m²)



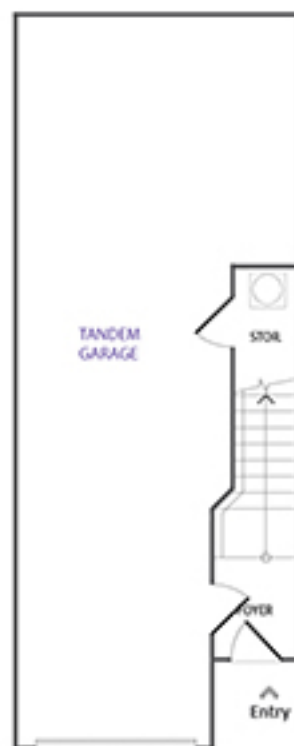
UPPER FLOOR PLAN
693 S.F. (64.38 m²)



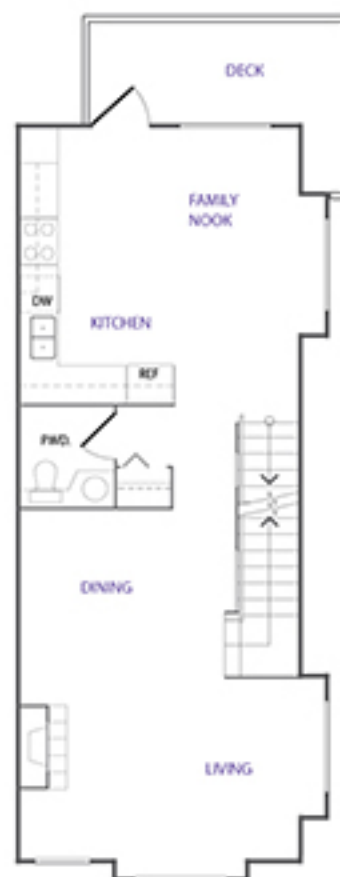
Plan Available
in Home: 19 (South Side)

D

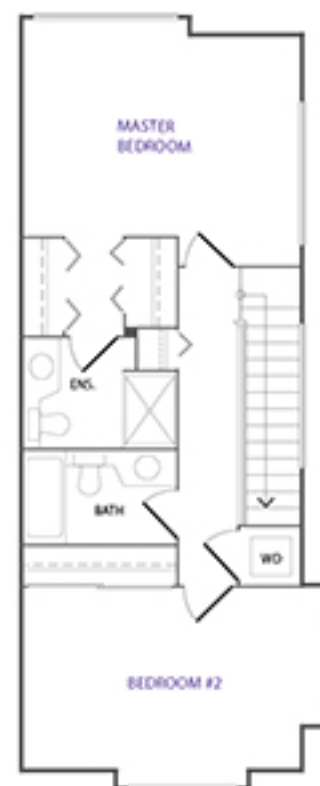
1,522 S.F.
2 Bedroom
2.5 Bathroom



BASMENT PLAN
100 S.F. (9.29 m²)



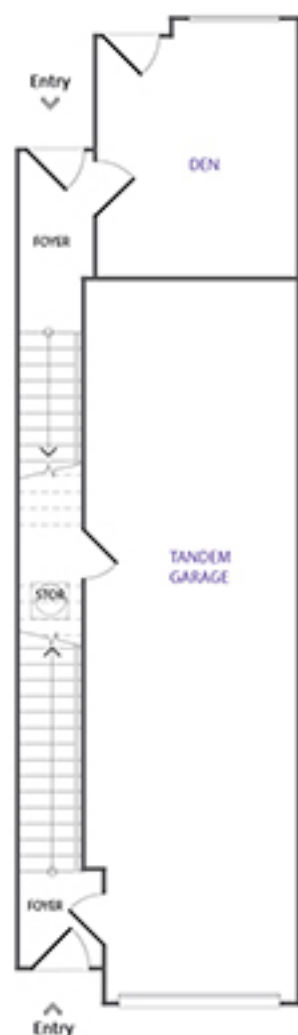
MAIN FLOOR PLAN
712 S.F. (66.14 m²)



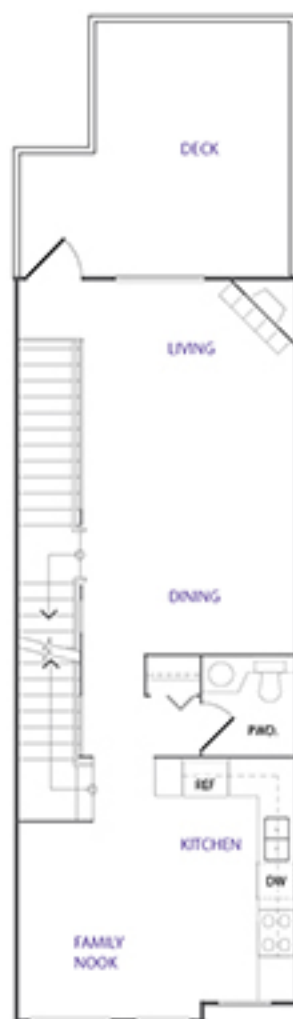
UPPER FLOOR PLAN
710 S.F. (65.96 m²)



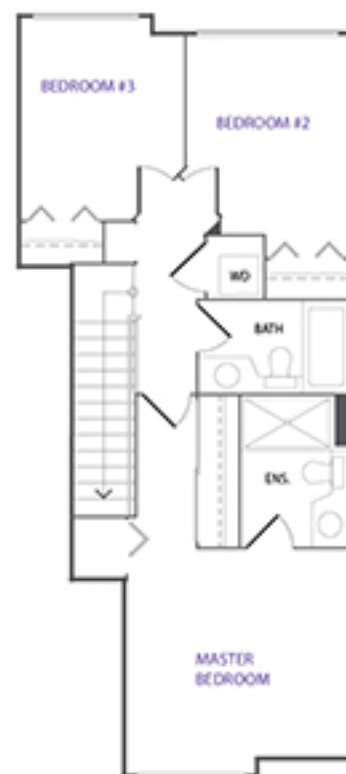
Plan Available
in Homes: 3, 5, 7, 9 (South Side)



BASMENT PLAN
80 S.F. (7.43 m²)



MAIN FLOOR PLAN
680 S.F. (63.17 m²)



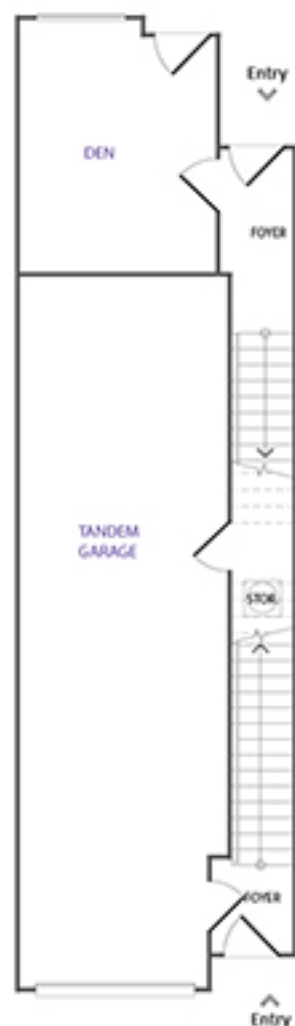
UPPER FLOOR PLAN
694 S.F. (64.47 m²)

E

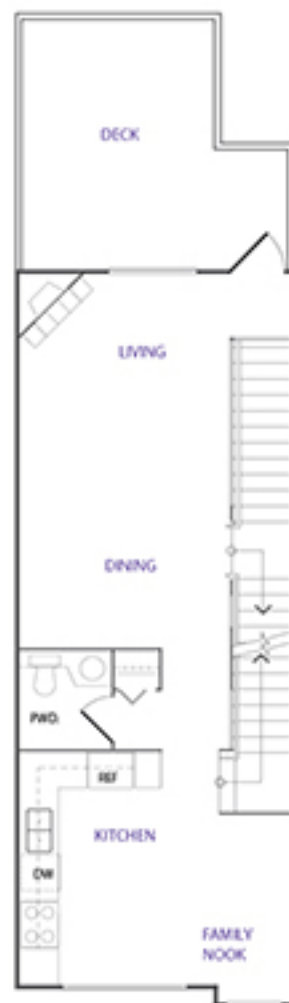
1,626 S.F.
3 Bedroom
2.5 Bathroom
+ DEN
(1659 S.F. - #5)



Plan Available
in Homes: 2, 4, 6 & 8 (South Side)



BASMENT PLAN
80 S.F. (7.43 m²)



MAIN FLOOR PLAN
674 S.F. (62.61 m²)



UPPER FLOOR PLAN
676 S.F. (62.80 m²)

F

1,602 S.F.
3 Bedroom
2.5 Bathroom
+ DEN
(1635 S.F. - #6)



Plan Available
in Home: 1 (South Side)



BASMENT PLAN
246 S.F. (22.85m²)



MAIN FLOOR PLAN
742 S.F. (68.93 m²)



UPPER FLOOR PLAN
775 S.F. (71.99 m²)

G

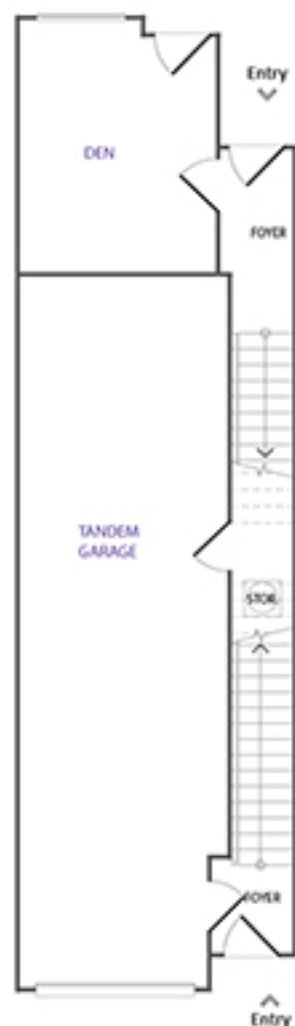
1,997 S.F.
3 Bedroom
2.5 Bathroom
+ DEN & REC ROOM



Plan Available
in Home: 10 (South Side)

H

1,716 S.F.
2 Bedroom
2.5 Bathroom
+ DEN



BASMENT PLAN
83 S.F. (7.71m²)



MAIN FLOOR PLAN
695 S.F. (64.56 m²)

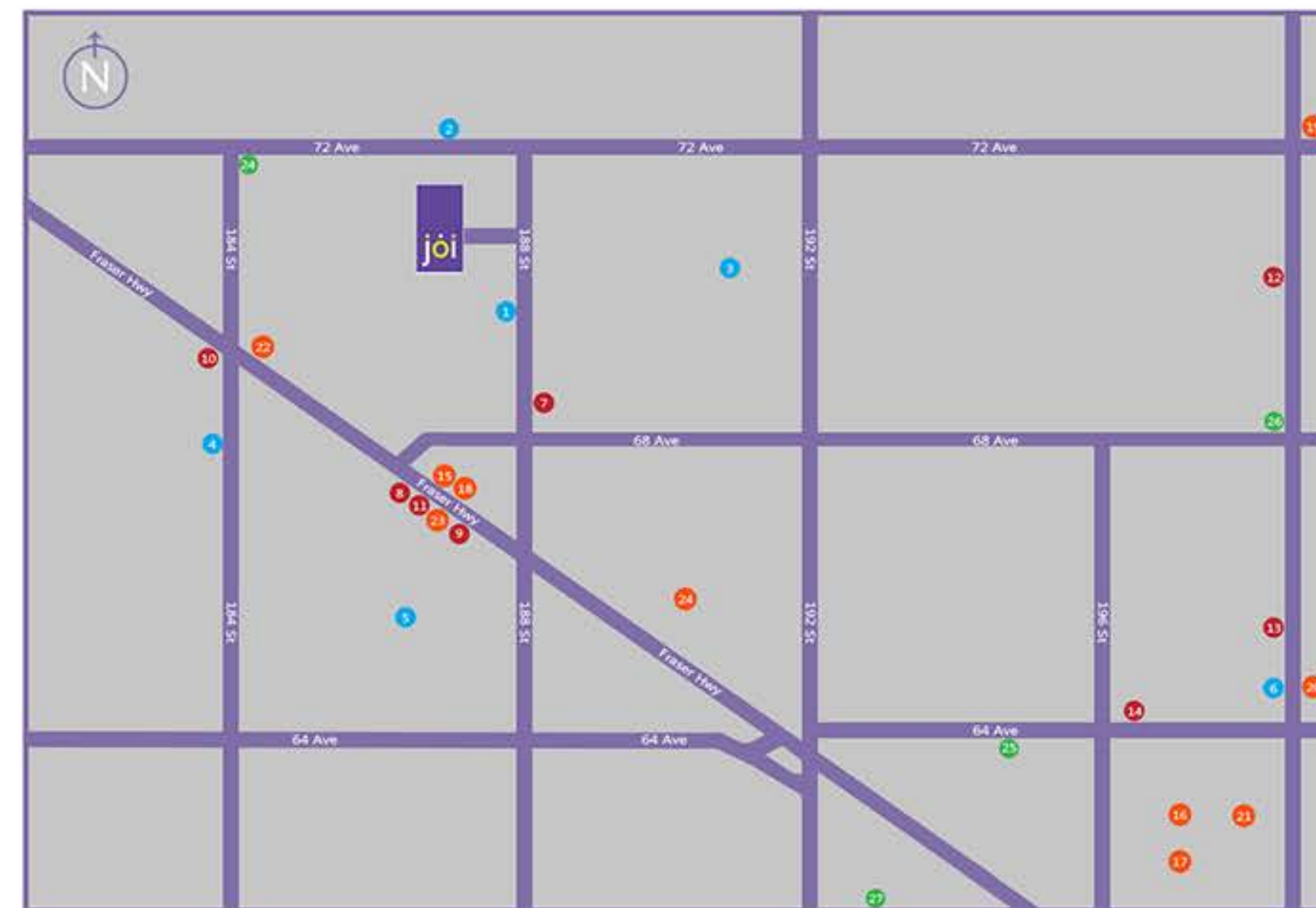


UPPER FLOOR PLAN
694 S.F. (64.47 m²)



Your Neighbourhood

18818 - 71 Ave
Surrey Bc



EDUCATION

- 1 Clayton Heights Secondary
- 2 East Clayton Elementary
- 3 Hazelgrove Elementary School
- 4 Resound School of Music
- 5 Hillcrest Elementary School
- 6 Langley Meadow Elementary

EAT

- 7 Clayton gste pizza ltd
- 8 Ming & Sing Chinese Express Ltd
- 9 Tim Hortons
- 10 Fraser Pizza
- 11 Memphis Blues Barbeque House
- 12 Home Cafe
- 13 Harvey's Restaurants
- 14 Jazzy Jones Roadhouse Grill

SHOP

- 15 Clayton Crossing Shopping Centre
- 16 Willowbrook Shopping Centre
- 17 Toys R Us
- 18 PriceSmart Foods
- 19 Esso
- 20 Home Depot
- 21 Safeway
- 22 Shoppers Drug Mart
- 23 Canada Post

LEASURE/RELAXATION

- 24 Clayton Park
- 25 Fitness World
- 26 LUX Cosmedic Spa
- 27 Greenside Golf & Country Club

Contact Information

Call joi Sales Team at:

604-307-0400

Or send us an email at

info@joiliving.com

Contact Us

Full Name *

First Name Last Name

E-mail *

ex: myname@example.com

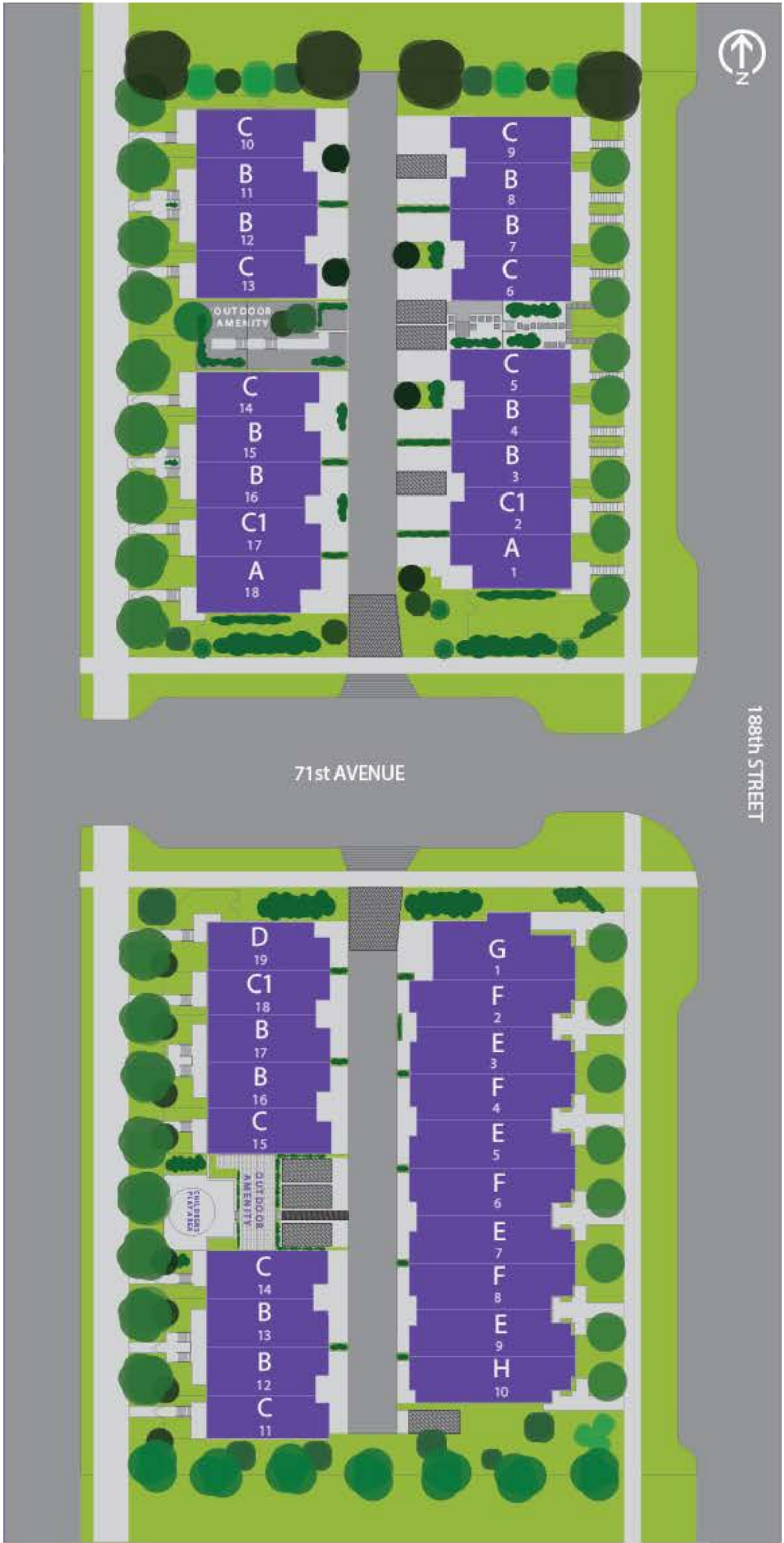
Message

Submit

Click on a house on the
Site plan to view a Plan

or click on a plan below to

- Plan A - 3 Bedroom - 1753 sq.ft
- Plan B - 3 Bedroom - 1453 sq.ft
- Plan C - 3 Bedroom - 1500 sq.ft
- Plan C1 - 3 Bedroom - 1475 sq.ft
- Plan D - 2 Bedroom - 1522 sq.ft
- Plan E - 3 Bedroom - 1626 sq.ft
- Plan F - 3 Bedroom - 1602 sq.ft
- Plan G - 3 Bedroom - 1997 sq.ft
- Plan H - 2 Bedroom - 1716 sq.ft



Contact Information

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604-307-0400

Or send us an email at
info@joiliving.com

Contact Us

Full Name *
First Name Last Name

E-mail * ex: myname@example.com

Message

Submit



From \$329,000! New Clayton Surrey JOI Townhomes > Only 37 Townhouses Available with 2 -3 Bedroom Layouts!

COMING
SOON...

“
Beautifully Architected and Well
Crafted Townhomes
situated in the heart of Clayton.
”

Introducing **joi** Townhomes

2 & 3 Bedroom
with
2 & 1/2 Baths

37 Luxurious Homes

Starting as low as **\$329,000** plus GST

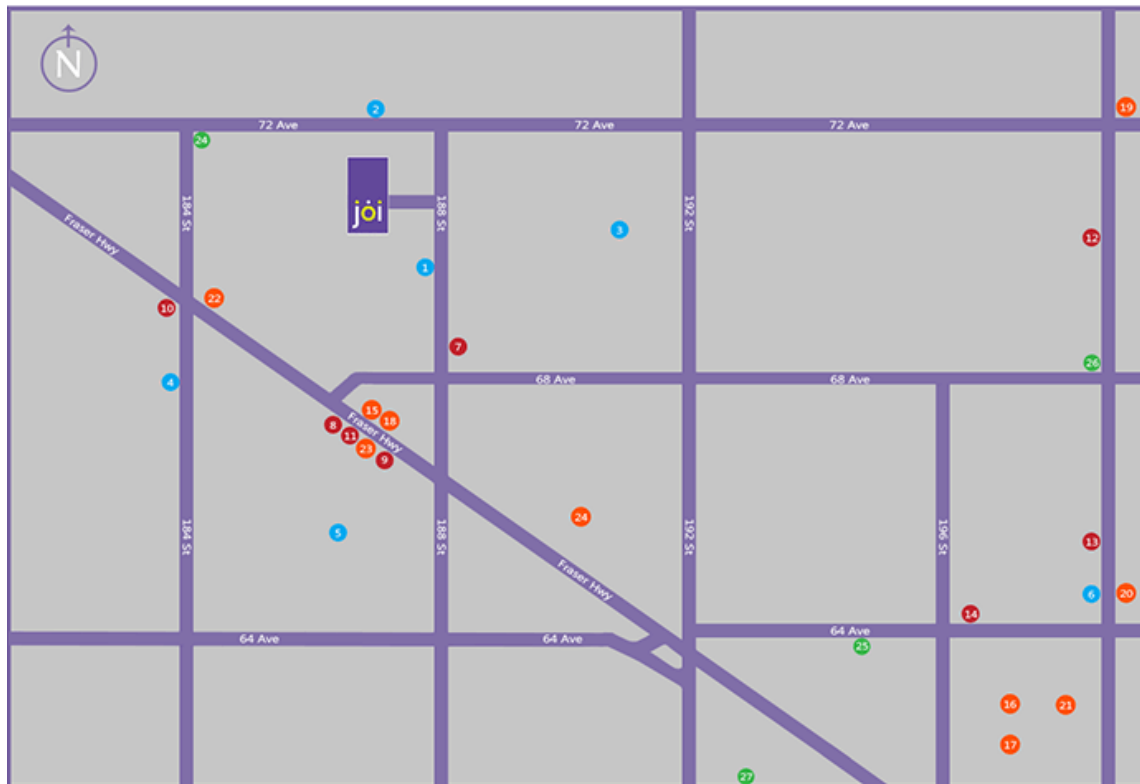
Clayton Surrey JOI Townhomes

Only 37 luxurious homes are now selling at the new Surrey JOI Townhome project located in the heart of Clayton. Two and three bedroom JOI Surrey townhomes in a semi-divided complex will be located at 71st Avenue and 188th Street Surrey and will feature a great array of floor plans. In actual fact, there are 9 different layouts featured here at the Surrey JOI Townhomes that range in size between 1,453 to 1,997 square feet. With prices starting as low as \$329,000 + GST there is no better time to purchase a new Clayton Surrey townhome than right now. Beautiful architecture and well crafted townhouses will be situated in a loving, family oriented neighbourhood where luxurious living meets the convenience of urban amenities nearby. The amazing features at the new JOI Surrey townhomes include great interior specs as well as great architecture. Located off a beautiful greenbelt with retained trees, the project site also has fully landscaped outdoor common area including a children's play area. As well, the architecture at the Clayton Surrey JOI Townhomes is timeless Craftsman style with wood and Hardie plank exterior. There are both 2 and 3 bedroom homes available. For more information, please visit www.joiliving.com today. The address is 18818 71 Avenue Surrey BC.



Your Neighbourhood

18818 - 71 Ave
Surrey Bc



EDUCATION

- 1 Clayton Heights Secondary
- 2 East Clayton Elementary
- 3 Hazelgrove Elementary School
- 4 Resound School of Music
- 5 Hillcrest Elementary School
- 6 Langley Meadow Elementary

EAT

- 7 Clayton gate pizza ltd
- 8 Ming & Sing Chinese Express Ltd
- 9 Tim Hortons
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- 11 Memphis Blues Barbeque House
- 12 Home Cafe
- 13 Harvey's Restaurants
- 14 Jazzy Jones Roadhouse Grill

SHOP

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- 17 Toys R Us
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- 22 Shoppers Drug Mart
- 23 Canada Post

LEASURE/RELAXATION

- 24 Clayton Park
- 25 Fitness World
- 26 LUX Cosmedic Spa
- 27 Greenside Golf & Country Club

The Townhouse Features at JOI Surrey



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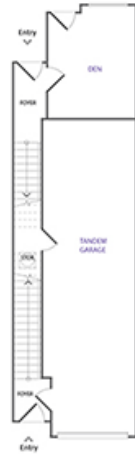


Bathrooms are both comfortable and relaxing with double vanities, walk through spacious closets and lush glass showers. In addition, the master ensuite bathrooms have luxurious hand set tiled flooring and elegant brushed nickel hardware and chrome faucets. The living spaces at the Clayton Surrey JOI Townhouses for sale have open concept floor plans with over height 9 foot ceilings on the main level as well as contemporary carpet through the hallways and bedrooms. There is also attractive and durable laminate hardwood floors throughout the main floor level and handset tiled main entries. The JOI Surrey townhomes also offer large private decks and patios for great outdoor living space in addition to two parking garages with each home. All of the JOI Townhomes will also come with the 2/5/10 National New Home Warranty as well as rough in for both security alarm system and built in vacuum. The beautiful kitchens have contemporary red maple cabinetry, luxurious engineered granite countertops with hand set tiled backsplash and elegant brushed nickel hardware. Also, the kitchens have a stainless steel appliance package that includes a 30" ceran top electric range with self cleaning oven, stainless steel fridge/freezer and dishwasher with touch pad controls. The new Surrey Clayton townhomes also have double basin drop in stainless steel sinks with dual spray pull down faucet that is great for cooking and clean-up. All of the new Clayton Surrey JOI townhouses also have convenient powder rooms and pantry storage. Please ask your sales rep to view the specific plans for each JOI Townhouse as variations may occur. Guildford Greens reserves the right to make any modifications and/or substitutions, without notice, should they be necessary. Final dimensions, square footage, specifications, floorplans, site grading and landscaping may vary. See your sales rep for complete details today!





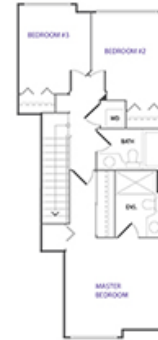
Plan Available
in Homes: 3, 5, 7, 9 (South Side)



BASMENT PLAN
80 S.F. (7.43 m²)



MAIN FLOOR PLAN
649 S.F. (60.17 m²)



UPPER FLOOR PLAN
694 S.F. (64.47 m²)

E

1,626 S.F.
3 Bedroom
2.5 Bathroom
+ DEN
(1659 S.F. - #5)

The Floorplans

Here are the floor plans at JOI Surrey:

- > Plan A – 3 bedroom at 1,753 square feet
- > Floor Plan B – 3 bedroom at 1,453 square feet
- > Floorplan C – 3 Bed at 1,500 square footage
- > Plan C1 – 3 bed at 1,475 square feet
- > Plan D – 2 bedroom at 1,522 square footage
- > Floor Plan E – 3 Bed at 1,626 sqft
- > Floorplan F – 3 bedroom at 1602 square feet
- > Layout G – 3 Bed at 1,997 square feet (largest layout)
- > Plan H – 2 bedroom floorplan at 1,716 square footage





Plan Available
in Home: 1 (South Side)

G

1,997 S.F.
3 Bedroom
2.5 Bathroom
+ DEN & REC ROOM



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246 S.F. (22.85m²)



MAIN FLOOR PLAN
742 S.F. (68.93m²)



UPPER FLOOR PLAN
775 S.F. (71.99m²)

Tags: [18818 71 Avenue Surrey](#), [Affordable Surrey Townhomes](#), [Clayton Surrey JOI Townhomes](#), [Clayton Surrey Townhomes for Sale](#), [East Clayton Surrey Community](#), [Guildford Greens Developer](#), [JOI by Guildford Greens](#), [New JOI Surrey Townhomes for Sale](#), [New Surrey JOI Townhouses](#), www.joiliving.com

