

# #222 - 3596 Malsum Drive, North Vancouver

\$779,900



**Welcome to Lupine Walk** - Where modern luxury meets West Coast nature at the peak of Seymour Village. CORNER Northwest-facing 2 bdrm, 2 bath home features 8'8 over-height ceilings, abundant natural light from large windows, and a thoughtfully designed layout with bedrooms on opposite sides for privacy. The chef's kitchen boasts stone countertops, a stainless steel appliance package, & a spacious island for extra seating and prep space. Primary bedroom offers a huge walk in closet with a double vanity ensuite with standup shower. Lupine Walk offers exceptional amenities: fully equipped gym, social lounge with a billiards table, outdoor courtyard with a BBQ area, a pet wash station, a bike repair area, a children's play area & rooftop patio. 1 EV Pkg, locker & GST Included!

## KEY INFORMATION

ADDRESS: #222 - 3596 Malsum Dr., N. Vancouver

PRICE: \$779,900

AREA: Roche Point

TYPE: 2 Bedroom + 2 Bath + Balcony

SQ FT: 808 SF\*

YEAR BUILT: 2025

STRATA FEES: \$431.55

## FEATURES

VIEWS: Courtyard

PARKING: EV Stall (39)

STORAGE: Yes (RM1-36)

PETS: 2

RENTAL: No Short Term

ELEMENTARY: Sherwood Park Elementary

HIGH SCHOOL: Seycove Secondary

\* Sublease Plan Shows 804 SF



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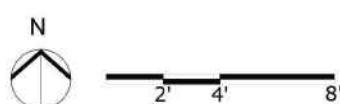
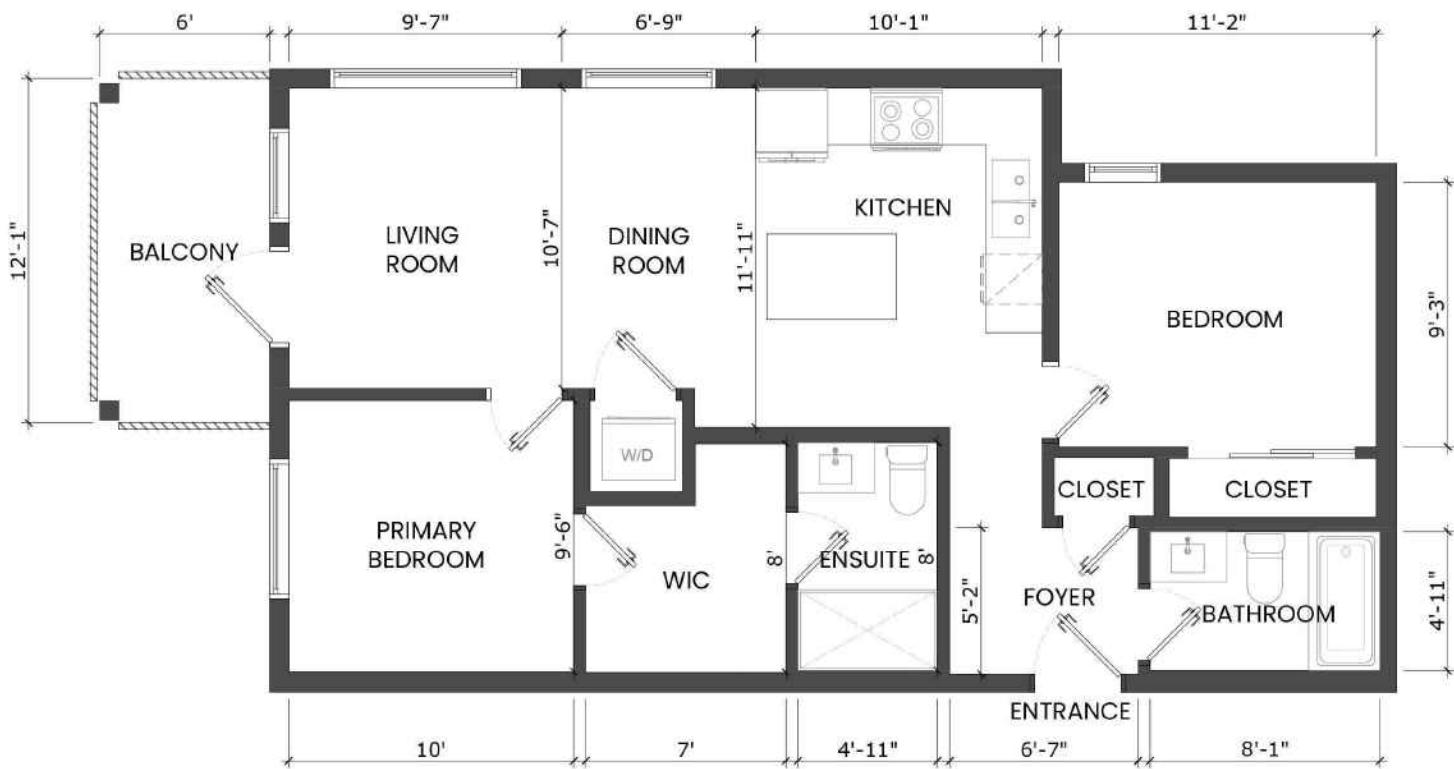
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# 222-3596 MALSUM DRIVE, NORTH VANCOUVER, BC

MAIN FLOOR TOTAL: 808 SQ.FT.\*  
BALCONY: 73 SQ.FT.

\* Sublease Plan Show 804 SQ FT



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Presented by:  
**Derek Kai PREC\***  
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**Active**  
**R2978833**  
Board: V  
Apartment/Condo

**222 3596 MALSUM DRIVE**

North Vancouver  
Roche Point  
V7G 0B5

Residential Attached  
**\$779,900 (LP)**  
(SP)



Sold Date:	If new, GST/HST inc?: <b>Yes</b>	Original Price: <b>\$779,900</b>
Meas. Type:	Bedrooms: <b>2</b>	Approx. Year Built: <b>2025</b>
Frontage(feet):	Bathrooms: <b>2</b>	Age: <b>0</b>
Frontage(metres):	Full Baths: <b>2</b>	Zoning: <b>MULTI</b>
Depth / Size (ft.):	Half Baths: <b>0</b>	Gross Taxes: <b>\$0.00</b>
Sq. Footage: <b>0.00</b>		For Tax Year: <b>2025</b>
Flood Plain:	P.I.D.: <b>903-037-452</b>	Tax Inc. Utilities?:
View:	:	Tour:
Complex / Subdiv:		
First Nation		
Services Connctd:	<b>Electricity, Natural Gas, Sanitary Sewer, Water</b>	
Sewer Type:		Water Supply: <b>City/Municipal</b>

Style of Home: **Inside Unit**  
Construction: **Frame - Wood**  
Exterior: **Glass, Mixed, Wood**  
Foundation: **Concrete Perimeter**

Total Parking: **1** Covered Parking: **1** Parking Access: **Front**  
Parking: **Garage Underbuilding, Visitor Parking**  
Dist. to Public Transit: Dist. to School Bus:  
Title to Land: **Leasehold prepaid-Strata**  
Property Disc.: **Yes**  
Fixtures Leased: :  
Fixtures Rmvd: :  
Floor Finish: **Laminate, Mixed**

Renovations:  
# of Fireplaces: R.I. Fireplaces:  
Fireplace Fuel:  
Fuel/Heating: **Baseboard, Electric**  
Outdoor Area: **Balcony(s)**  
Type of Roof: **Other**

Reno. Year:  
Rain Screen:  
Metered Water:  
R.I. Plumbing:

Legal: **UNIT 23 LOT 155 BURRARD INLET RESERVE NO. 3, BC SURVEY PLAN 113599 CLSR**

Amenities: **Bike Room, Club House, Elevator, Exercise Centre, Garden, In Suite Laundry, Storage**

Site Influences: **Central Location, Golf Course Nearby, Private Setting, Recreation Nearby, Shopping Nearby, Ski Hill Nearby**  
Features: **ClthWsh/Dryr/Frdg/Stve/DW, Drapes/Window Coverings, Microwave, Smoke Alarm, Sprinkler - Fire**

Finished Floor (Main): **808**  
Finished Floor (Above): **0**  
Finished Floor (AbvMain2): **0**  
Finished Floor (Below): **0**  
Finished Floor (Basement): **0**  
Finished Floor (Total): **808 sq. ft.**  
Unfinished Floor: **0**

Units in Development: **109**

Tot Units in Strata: **222** Locker: **Yes**

Exposure: **West**

Storeys in Building: **6**

Mgmt. Co's Name: **Tribe**

Mgmt. Co's #: **604-343-2601**

Maint Fee: **\$431.55**

Council/Park Apprv?:

Maint Fee Includes: **Caretaker, Garbage Pickup, Gardening, Hot Water, Management, Recreation Facility**

Grand Total: **808 sq. ft.**

Bylaws Restrictions: **Pets Allowed, Rentals Allowed**

Cats: **Yes** Dogs: **Yes**

Restricted Age:

# of Pets: **2**

Suite:

# or % of Rentals Allowed:

Basement: **None**

Short Term(<1yr)Rnt/Lse Alwd?: **No**

Crawl/Bsmt. Ht:

Short Term Lse-Details:

# of Levels: **1**

# of Kitchens: **1**

# of Rooms: **7**

Floor	Type	Dimensions	Floor	Type	Dimensions	Bath	Floor	# of Pieces	Ensuite?
Main	Kitchen	10'1" x 11'11"			x	1	Main	<b>3</b>	<b>Yes</b>
Main	Living Room	10'7" x 9'7"			x	2	Main	<b>4</b>	<b>No</b>
Main	Dining Room	10'7" x 6'9"			x	3			
Main	Primary Bedroom	10' x 9'6"			x	4			
Main	Walk-In Closet	7' x 8'			x	5			
Main	Bedroom	11'2" x 9'3"			x	6			
Main	Patio	12'1" x 6'			x	7			

Listing Broker(s): **Rennie & Associates Realty Ltd.**

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