

#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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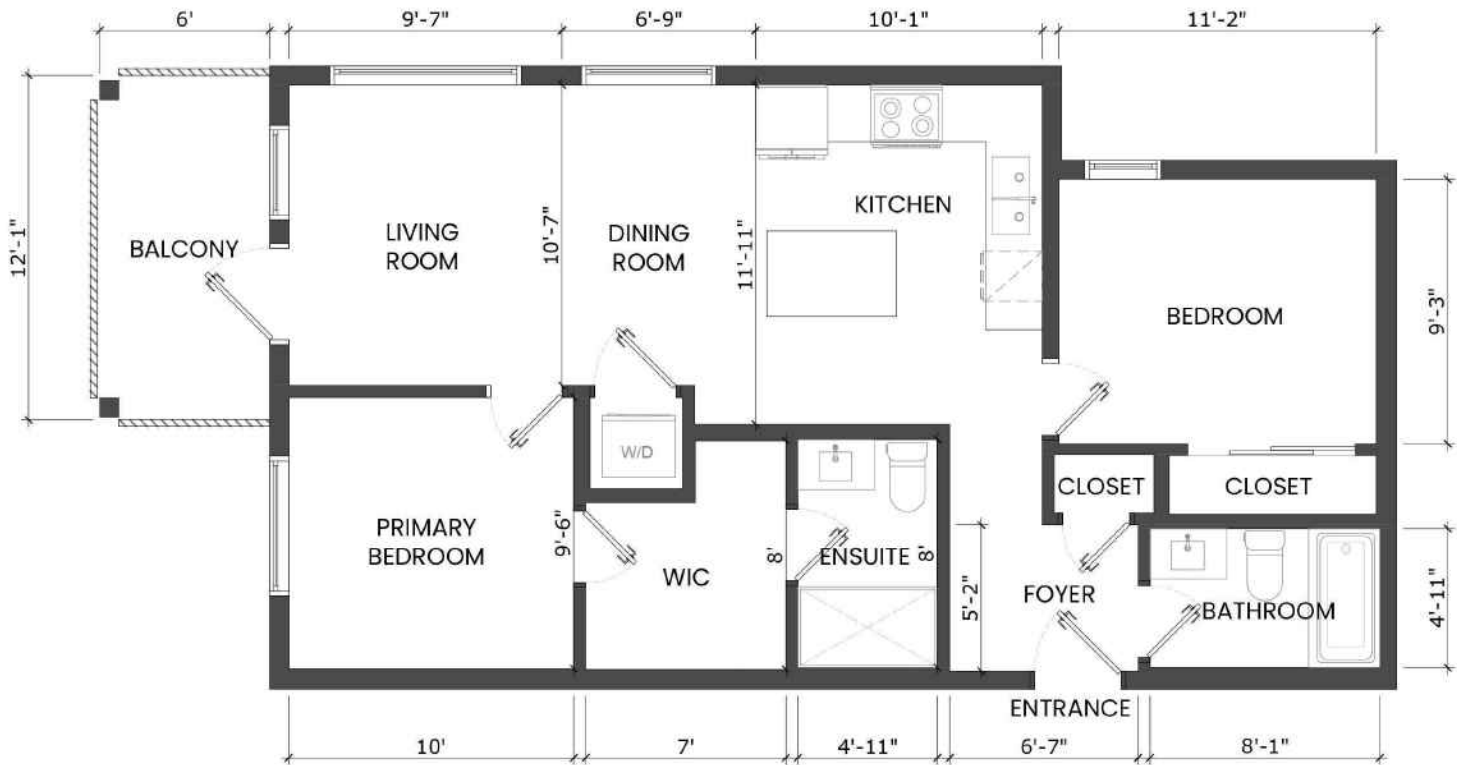
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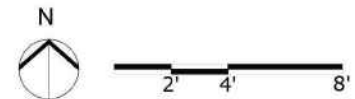
222-3596 MALSUM DRIVE, NORTH VANCOUVER, BC

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

* Sublease Plan Show 804 SQ FT



MAIN FLOOR PLAN
Ceiling Height: 9'-0"



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Board: V
 Apartment/Condo

222 3596 MALSUM DRIVE

North Vancouver
 Roche Point
 V7G 0B5

Residential Attached

\$779,900 (LP)

(SP) **M**



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

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

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:

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**

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

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**

Suite:
 Basement: **None**
 Crawl/Bsmt. Ht: # of Levels: **1**
 # of Kitchens: **1** # of Rooms: **7**

Bylaws Restrictions: **Pets Allowed, Rentals Allowed**
 Restricted Age: # of Pets: **2** Cats: **Yes** Dogs: **Yes**
 # or % of Rentals Allowed:
 Short Term(<1yr)Rnt/Lse Alwd?: **No**
 Short Term Lse-Details:

Floor	Type	Dimensions	Floor	Type	Dimensions	Bath	Floor	# of Pieces	Ensuite?
Main	Kitchen	10'1 x 11'11			x	1	Main	3	Yes
Main	Living Room	10'7 x 9'7			x	2	Main	4	No
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			
		x			x	8			

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

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REA Full Public
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