

# #302 - 3596 Malsum Drive, North Vancouver

\$749,900



**Welcome to Lupine Walk:** Modern luxury living experience in a true West Coast natural environment perched at the peak of Seymour Village. Your perfectly laid out West facing 2 bedroom & 2 bathroom home offers 8'8 over height ceilings, plenty of windows for natural light, bedrooms on opposite sides & a balcony perfect for BBQing while enjoying the beautiful sunsets. Chef's kitchen with stone counters, S/S appliance package & a large kitchen island for additional counter space & seating. Lupine walk offers 1st class amenities incl fully equipped gym, social lounge with billiards table, outdoor courtyard with bbq area & seating, pet wash, bike repair, children's play area & a future rooftop patio with breathtaking views of the inlet. One UPGRADED EV parking, locker & GST included!

## KEY INFORMATION

ADDRESS: #302 - 3596 Malsum Dr., N. Vancouver

PRICE: \$749,900

AREA: Roche Point

TYPE: 2 Bedroom + 2 Bath + Balcony

SQ FT: 781 SF\*

YEAR BUILT: 2025

STRATA FEES: \$452.97

## FEATURES

VIEWS: Courtyard

PARKING: EV Stall (156)

STORAGE: Yes (38)

PETS: 2

RENTAL: No Short Term

ELEMENTARY: Sherwood Park Elementary

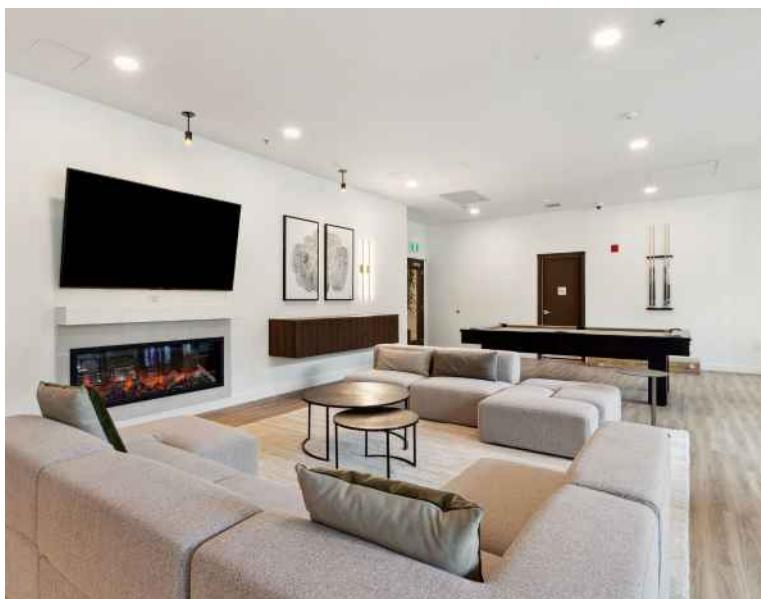
HIGH SCHOOL: Seycove Secondary

\* Sublease Plan Shows 775 SF



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## 302-3596 MALSUM DRIVE, NORTH VANCOUVER, BC

MAIN FLOOR TOTAL: 781 SQ.FT.\*  
BALCONY: 51 SQ. FT.

\* Sublease Plan Show 775 SQ FT



**MAIN FLOOR PLAN**  
Ceiling Height: 8'-8"



\* PERSONAL REAL ESTATE CORPORATION. THE FLOOR PLAN ILLUSTRATION IS NOT SUITABLE FOR CONSTRUCTION/ARCHITECTURAL PURPOSES.  
MEASUREMENTS ARE APPROXIMATE AND MAY NOT BE TO SCALE. E&O INSURED. FLOOR PLAN DESIGNED BY ISHOT.CA ENTERPRISES INC.  
604-368-7979 ISHOT.CA

ISHOT



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Presented by:  
**Derek Kai PREC\***  
 Chow & Kai Group  
 Rennie & Associates Realty Ltd.  
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**rennie****Active**  
**R2993888**Board: V  
Apartment/Condo**302 3596 MALSUM DRIVE**North Vancouver  
Roche Point  
V7G 0B5

Residential Attached

**\$749,900** (LP) 

(SP)

Sold Date:	If new, GST/HST inc?: <b>Yes</b>	Original Price: <b>\$749,900</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>903-037-454</b>	Tax Inc. Utilities?:
View:	:	Tour:
Complex / Subdiv:		
First Nation		
Services Connctd:	<b>Electricity, 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**

Renovations:  
 # of Fireplaces: R.I. Fireplaces:  
 Fireplace Fuel:  
 Fuel/Heating: **Baseboard**  
 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 25 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: **ClothWsh/Dryr/Frdg/Stve/DW, Drapes/Window Coverings, Microwave, Smoke Alarm, Sprinkler - Fire**

Finished Floor (Main): **781**  
 Finished Floor (Above): **0**  
 Finished Floor (AbvMain2): **0**  
 Finished Floor (Below): **0**  
 Finished Floor (Basement): **0**  
 Finished Floor (Total): **781 sq. ft.**  
 Unfinished Floor: **0**  
 Grand Total: **781 sq. ft.**

Units in Development: **109**  
 Exposure: **West**  
 Mgmt. Co's Name: **Tribe**  
 Maint Fee: **\$452.97**

Tot Units in Strata: **222** Locker: **Yes**  
 Storeys in Building: **6**  
 Mgmt. Co's #: **604-343-2601**  
 Council/Park Apprv?:

Suite: **None**  
 Crawl/Bsmt. Ht: # of Levels: **1**  
 # of Kitchens: **1** # of Rooms: **6**

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

# of Pets: **2** Cats: **Yes** Dogs: **Yes**

Floor Type Dimensions Floor Type Dimensions Bath Floor # of Pieces Ensuite?  
**Main Kitchen** 10'4" x 10'1" **Main Living Room** 10'4" x 10'6" x 1 **Main** 3 **Yes**  
**Main Dining Room** 10'4" x 6' x 2 **Main** 4 **No**  
**Main Primary Bedroom** 11' x 10'3" x 3 **Main** 5  
**Main Bedroom** 10'4" x 9'1" x 4 **Main** 6  
**Main Patio** 6'2" x 9'9" x 5 **Main** 7  
 x x x x 8

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

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