

#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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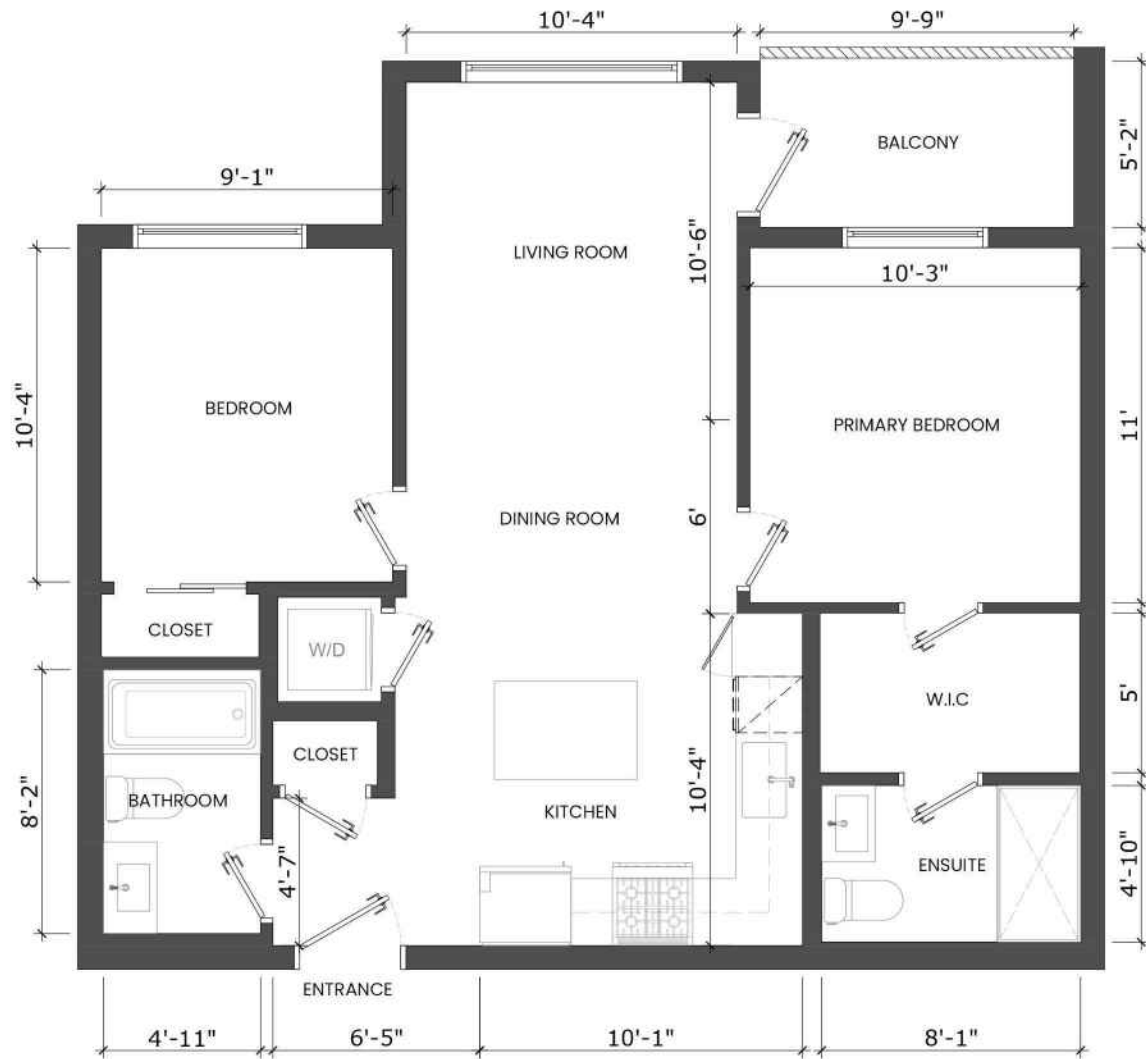
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302-3596 MALSUM DRIVE, NORTH VANCOUVER, BC

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:
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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?: **Yes** Original Price: **\$749,900**
Meas. Type: Bedrooms: **2** Approx. Year Built: **2025**
Frontage(feet): Bathrooms: **2** Age: **0**
Frontage(metres): Full Baths: **2** Zoning: **MULTI**
Depth / Size (ft.): Half Baths: **0** Gross Taxes: **\$0.00**
Sq. Footage: **0.00** For Tax Year: **2025**
Flood Plain: P.I.D.: **903-037-454** Tax Inc. Utilities?:
View: Tour:
Complex / Subdiv:
First Name:
Services Connctd: **Electricity, 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**
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:
Title to Land: **Leasehold prepaid-Strata** Dist. to School Bus:
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: **ClthWsh/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** Tot Units in Strata: **222** Locker: **Yes**
Exposure: **West** Stores in Building: **6**
Mgmt. Co's Name: **Tribe** Mgmt. Co's #: **604-343-2601**
Maint Fee: **\$452.97** Council/Park Apprv?:
Maint Fee Includes: **Caretaker, Garbage Pickup, Gardening, Hot Water, Management, Recreation Facility**

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

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

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

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REA Full Public
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