

ROSSETTI



403 3594 MALSUM DRIVE

ROCHE POINT, NORTH VANCOUVER



BRAND NEW 2 BED + DEN AT 'LUPINE WALK'

2 Beds | 2 Baths | 889 Sq/Ft

■ Welcome to your brand-new home in the heart of the vibrant Seymour Village. This never-lived-in 2-bedroom + den, 2-bathroom residence offers 889 sq/ft of bright, thoughtfully designed living space, featuring a sunny south-facing outlook with peek-a-boo water views.

The open-concept layout is ideal for everyday living and entertaining, highlighted by a modern kitchen with stainless steel appliances, a center island with bar seating, and ample cabinetry for storage. Large picture windows fill the space with natural light, and the spacious 111 sq/ft balcony is perfect for enjoying your morning coffee or evening unwind. Enjoy upgraded cooling in the main living area and primary bedroom for year-round comfort.

The bedrooms are well separated for added privacy, including a serene primary suite with walk-in closet and a sleek 3-piece ensuite. The versatile den is generously sized—perfect as a nursery, home office, playroom, or additional in-suite storage.

This home also includes two EV-capable parking stalls, a secure storage locker, and is protected by the 2-5-10 New Home Warranty for peace of mind.

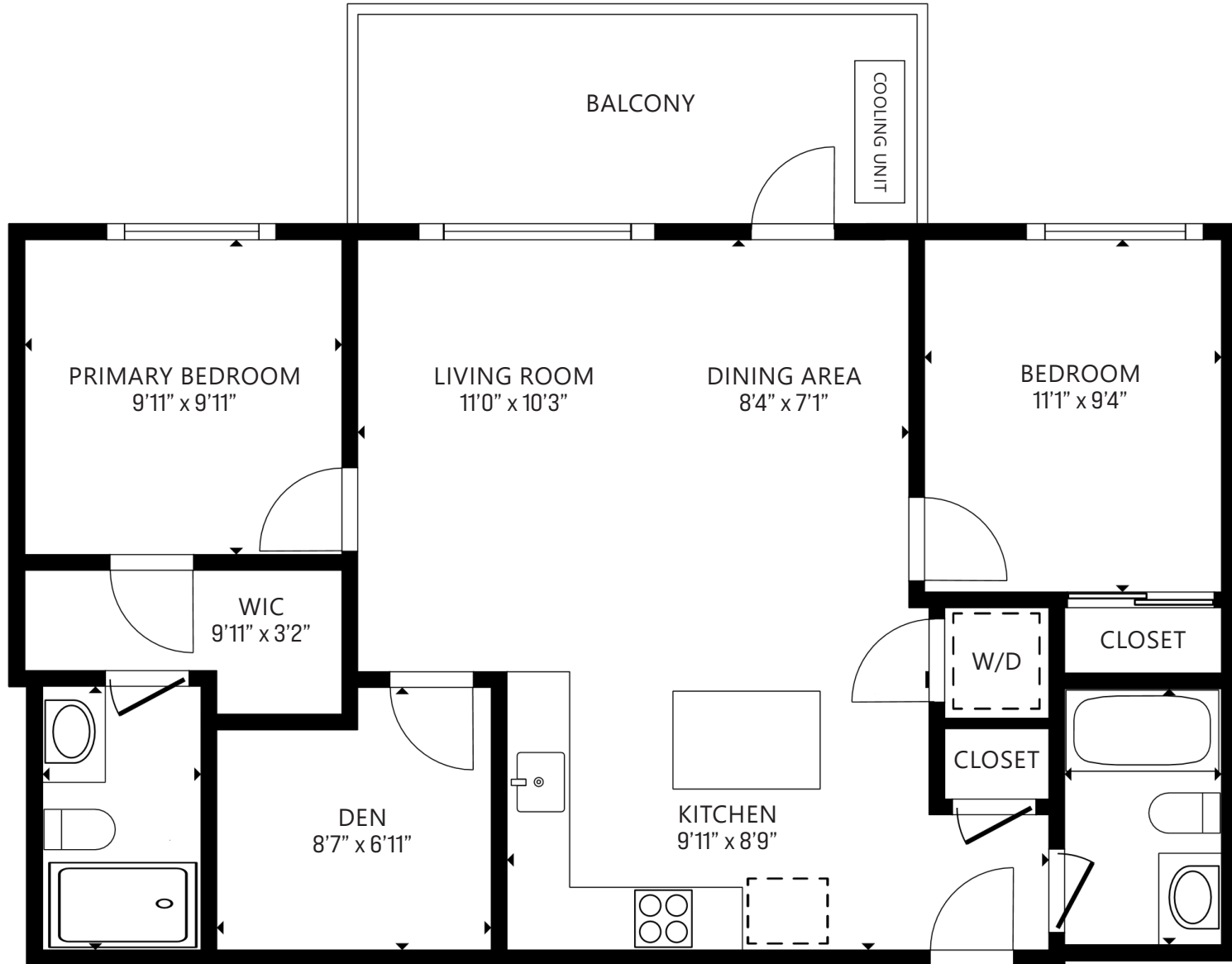
At Lupine Walk, residents enjoy exclusive access to thoughtfully designed amenities: a stylish social lounge, a rooftop patio with stunning North Shore views, a fully equipped fitness center, and a pet wash station for your four-legged friends.

Ideally located just minutes from Dollarton Village and Northwoods Village, and close to Deep Cove, Cates Park, and Mount Seymour, you're surrounded by endless opportunities for outdoor adventure - whether it's kayaking, skiing, hiking, or golf.

Pet-friendly and rental-friendly, this home is the perfect fit for both homeowners and investors alike. A beautifully finished, move-in ready home in one of North Vancouver's most connected and scenic communities—don't miss this opportunity.







FLOOR AREA: 889 SQ.FT.

Interior square footage from sublease plan. Layout and measurements from Matterport. Layout shows patio which is common property on the Strata Plan. Square footage, room measurements, & dimensions are approximate and not guaranteed. Information should not be relied upon without independent verification. This communication is not intended to cause or induce breach of an existing agency agreement.