Centris No. 22211392 **(Active)**

[See all pictures]





$2,095,000

3832 Av. Draper
Montréal (Côte-des-Neiges/Notre-Dame-de-Grâce)
H4A 2P1

Region	Montréal
Neighbourhood	Notre-Dame-de-Grâce
Near	Av. Royal
Body of Water	

Property Type	Two or more storey	**Year Built**	1921
Building Type	Semi-detached	**Expected Delivery Date**	
Intergenerational		**Seasonal**	
Building Size	11.56 X 7.6 m irr	**Reposess./Judicial auth.**	No
Living Area		**Trade possible**	
Building Area		**Cert. of Loc.**	Yes (2019)
Lot Size		**File Number**	
Lot Area	339.6 sqm	**Occupancy**	2027-03-18
Cadastre	2606231	**Deed of Sale Signature**	2027-03-08
Zoning	Residential		

Municipal Assessment

Year	2024
Lot	$577,300
Building	$934,600
Total	$1,511,900 (138.57%)

Taxes (annual)

Municipal	$9,309 (2026)
School	$1,137 (2026)
Infrastructure	
Water	
Total	$10,446

Expenses/Energy (annual)

Common Exp.	
Electricity	
Oil	
Gas	
Total	

Room(s) and Additional Space(s)

No. of Rooms 16 **No. of Bedrooms (above ground + basement)** 3+1 **No. of Bathrooms and Powder Rooms** 3+1

Level	Room	Size	Floor Covering	Additional Information
GF	Hall	2.08 X 2.62 m	Wood	
GF	Living room	4.85 X 5.41 m	Wood	
GF	Dining room	3.38 X 3.81 m	Ceramic	
GF	Kitchen	3.71 X 4.37 m	Ceramic	
GF	Powder room	1.55 X 1.4 m	Ceramic	
2	Primary bedroom	4.29 X 5.41 m	Wood	
2	Bathroom	2.64 X 2.39 m	Ceramic	Ensuite
2	Bedroom	3.2 X 3.81 m	Wood	
2	Bedroom	3.02 X 3.84 m	Wood	
2	Bathroom	2.54 X 2.57 m	Ceramic	
BA1	Family room	4.8 X 6.12 m	Concrete	Heated concrete
BA1	Bedroom	3.56 X 3.51 m	Concrete	Heated concrete
BA1	Bathroom	1.7 X 2.39 m	Ceramic	
BA1	Storage	1.93 X 4.5 m	Concrete	Heated concrete
BA1	Laundry room	1.78 X 2.36 m	Concrete	
BA1	Utility	1.32 X 2.57 m	Concrete	

Features

Sewage System	Municipality	**Rented Equip. (monthly)**	

Water Supply	Municipality	**Renovations**	
Foundation	Poured concrete	**Pool**	
Roofing	Elastomeric membrane	**Parkg (total)**	Driveway (1)
Siding	Brick	**Driveway**	Asphalt
Windows		**Garage**	
Window Type		**Carport**	
Energy/Heating	Natural gas	**Lot**	Fenced
Heating System	Hot water	**Topography**	
Basement	6 feet and more, Finished basement, Outdoor entrance	**Distinctive Features**	No rear neighbours, Back lane
Bathroom	Ensuite bathroom	**Water (access)**	
Washer/Dryer (installation)	. (Basement 1)	**View**	
Fireplace-Stove		**Proximity**	Bicycle path, Commuter train, Daycare centre, Elementary school, High school, Highway, Hospital, Metro, Park, Public transportation, University
Kitchen Cabinets		**Building's Distinctive Features**	
Property/Unit Amenity	Wall-mounted air conditioning, Private yard	**Energy efficiency**	
Restrictions/Permissions		**Mobility impaired accessible**	
Pets			

Inclusions

Sprinkler system, jacuzzi/spa built into the deck (as-is, without motor), connected BBQ, stove, refrigerator, washer, dryer, dishwasher, all built-ins, all light fixtures, blinds.

Exclusions

Kitchen/dining room light fixture.

Remarks

Absolutely fabulous! This 1921 semi-detached home on sought-after Draper Avenue beautifully combines timeless NDG character with extensive modern renovations. From the magnificent woodwork and classic architectural details to the stunning redesigned kitchen, beautifully updated bathrooms and exceptional living spaces, every level has something special to offer. Featuring 3+1 bedrooms, 3.5 bathrooms, a fully renovated basement with separate exterior access, and a spacious private yard with outdoor entertaining areas. Thoughtfully transformed while preserving its charm, this is a rare opportunity to enjoy the best of both worlds.

Addendum

This exceptional property has undergone substantial renovations since 2019, carefully integrating modern comfort and functionality into its classic architecture.

2019--2020 | Complete basement transformation
- Basement excavated to increase usable space
- New concrete slab with radiant in-floor heating
- Completely redesigned and finished with a spacious family room, additional bedroom, full bathroom, laundry room and storage
- Separate exterior access through the English courtyard
- New plumbing throughout the renovated basement

2019--2021 | Electrical and mechanical
- Entire home rewired, with new electrical panel
- Gas-fired hot-water heating system with boiler installed in 2019
- Four wall-mounted air-conditioning units installed in 2020
- Radiant heated floors in numerous areas throughout the home

2021--2022 | Main-floor transformation
- Complete kitchen renovation with redesigned layout
- Flooring removed, levelled and new subfloor installed

- Main-floor powder room renovated
- Main-floor living areas extensively renovated
- Basement staircase redesigned
- Custom built-in cabinetry

2023 | Main entrance
- Entrance demolished and reconstructed
- Heated flooring installed
- Custom glass doors

2025--2026 | Bathroom improvements
- Family bathroom beautifully renovated
- Heated flooring
- Jacuzzi bathtub
- New skylights and additional bathroom improvements

Additional features and improvements
- Front windows replaced
- Heated floors in the kitchen, dining area, powder room, entrance, both upstairs bathrooms and throughout the basement
- Elastomeric membrane roof, approximately 2013, as per previous owner
- Private fenced yard
- Rear garden automatic sprinkler system
- Outdoor entertaining areas with stone counter and connected BBQ
- Large exterior storage shed
- Rear lane access and front parking

A wonderful NDG location

Enjoy the charm and convenience of one of Montreal's most established residential neighbourhoods. Close to Monkland Village, with its cafés, restaurants, independent boutiques and neighbourhood services. Excellent access to Lower Canada College, other public and private schools, parks, recreation, public transit, the MUHC and major roadways.

A beautiful combination of character, extensive improvements and an exceptional neighbourhood setting.

Sale with legal warranty of quality

Seller's Declaration Yes SD-09143

Source
ROYAL LEPAGE VILLAGE, Real Estate Agency

This is not an offer or promise to sell that could bind the seller to the buyer, but an invitation to submit such offers or promises.