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Centris No. 23154844 (Active)

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\$3,000,000

**599 Rue Wellington, apt. 304
 Montréal (Ville-Marie)**

H3C 5T2

Region Montréal

Neighbourhood Old Montréal

Near

Body of Water

Property Type	Apartment	Year Built	1999, Historic
Style	One storey	Expected Delivery Date	
Condominium Type	Divided	Specifications	
Year of Conversion		Declaration of co-ownership	
Building Type	Semi-detached	Special Contribution	
Floor	3rd floor	Meeting Minutes	
Total Number of Floors	3	Financial Statements	
Total Number of Units	11	Building Rules	
Private Portion Size		Reposess./Judicial auth.	No
Plan Priv. Portion Area	2,000 sqft	Building insurance	
Building Area		Maintenance log	
Lot Size		Co-ownership insurance	
Lot Area		Contingency fund study	
Cadastre of Private Portion	1918336	Cert. of Loc. (divided part)	No
Cadastre of Common Portions	1918324	File Number	
Trade possible		Occupancy	60 days PP/PR Accepted
Zoning	Residential	Deed of Sale Signature	60 days PP/PR Accepted

Municipal Assessment		Taxes (annual)		Expenses/Energy (annual)	
Year	2026	Municipal	\$7,956 (2026)	Condo Fees (\$1,054/month)	\$12,648
Lot		School	\$1,036 (2025)	Common Exp.	
Building		Infrastructure		Electricity	
		Water		Oil	
				Gas	
Total	\$1,254,600 (239.12%)	Total	\$8,992	Total	\$12,648

Room(s) and Additional Space(s)					
No. of Rooms	7	No. of Bedrooms (above ground + basement)	2+0	No. of Bathrooms and Powder Rooms	2+0
Level	Room	Size	Floor Covering	Additional Information	
3	Hall	20.5 X 6.1 ft			

3	Primary bedroom	12 X 10.1 ft	
3	Walk-in closet	10.1 X 9 ft	
3	Bedroom	11.5 X 10 ft	
3	Dining room	19.6 X 14.3 ft	
3	Kitchen	11.6 X 14 ft	
3	Bathroom	12.3 X 9 ft	Heated floors
3	Bathroom	5.2 X 8.1 ft	
Mezzanine	Mezzanine	16.2 X 7.1 ft	
3	Complete Living space	31.5 X 31.4 ft	

Additional Space	Size	Cadastre/Unit number	Description of Rights
Patio			

Features			
Sewage System	Municipality	Rented Equip. (monthly)	
Water Supply	Municipality	Renovations	
Siding		Pool	
Windows		Cadastre - Parkg (incl. pr	
Window Type		Cadastre - Parkg (excl. pr	
Energy/Heating	Natural gas	Leased Parkg	
Heating System		Parkg (total)	Garage (2)
Basement		Driveway	
Bathroom	Ensuite bathroom, Separate shower	Garage	Built-in, Heated
Washer/Dryer (installation)	In the condo (3rd level)	Carport	
Fireplace-Stove		Lot	
Kitchen Cabinets		Topography	
Restrictions/Permissions		Distinctive Features	
Pets		Water (access)	
Property/Unit Amenity	Central air conditioning, Private rooftop	View	Panoramic
Building Amenity	Roof terrace, Indoor storage space, Elevator	Proximity	Bicycle path, Park, Public transportation
Building's Distinctive Features		Roofing	Elastomeric membrane
Energy efficiency			
Mobility impaired accessible			

Inclusions

Electros : cuisinière au gaz, réfrigérateur, lave-vaisselle, laveuse, sècheuse, micro-onde. Tous les stores, Les 4 étagères murales en métal, Le mur de 20 modules de rangement dans la chambre 2, Tous les luminaires du plafond Séparateurs d'intimité suspendus noirs .

Exclusions

Remarks

Exceptional penthouse. Discover this hidden gem, the pinnacle of urban luxury in this corner residence of over 2,000 sq.ft., at the prestigious intersection of McGill and Wellington. Dramatic ceilings near 14 ft, grand volumes, abundant natural light, and heritage charm with exposed brick walls and beams. Triple living room, spacious dining area, and chef's kitchen designed for elegant entertaining. The jewel: a private rooftop terrace with amazing views of Old Montreal.

Addendum

Please note: a discreet electric ladder in the primary bedroom provides access to a generous overhead storage area, ideal for personal items kept out of sight. An open mezzanine of approximately 115 sq.ft. overlooks the kitchen and leads directly to the private rooftop terrace, creating a seamless connection between indoor and outdoor living. The terrace, exceptionally rare in Old Montreal, offers 360° panoramic views over the historic district and Old Port -- perfect for entertaining, private moments, or simply enjoying the light and open sky. The building, once part of the Hudson's Bay Company warehouse complex, retains its industrial character with exposed brick walls and beams, reflecting its historic heritage while offering contemporary comfort and refined living.

Sale with exclusion(s) of legal warranty : The sale is made without legal warranty, at the risk and peril of the buyer.

Seller's Declaration

Yes SD-90874

Source

THE AGENCY MONTRÉAL, 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.