



# COLLABORATIVE REAL ESTATE

KAREN E. WILLISON, RLP LOCATIONS NORTH BROKERAGE

## LISTING INFORMATION PACKAGE



### 117 Napier Street, Collingwood



**KAREN E. WILLISON**

Sales Representative  
705-888-0075  
kwillison@royallepage.ca



LOCATIONS **NORTH**



**LARRY MCKENZIE**

Broker  
519-673-7822  
larry@larrymckenzie.ca





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## Quick Facts

### 117 Napier Street, Collingwood

- Beautifully renovated heritage property blending timeless red-brick charm with thoughtful modern updates, generous living space, and the warmth of a classic heritage residence
- Exceptional in-town location offering walkability to Collingwood's vibrant downtown core and easy access to the waterfront, trails, ski hills, Georgian Bay and Wasaga Beach
- Original staircase, rich wood trim, French doors, wide baseboards, hardwood floors, and butler's staircase
- Loft-style primary retreats with views toward Osler Ski Club and Blue Mountain
- Large covered front porch and private backyard space with patio and gazebo
- 3 bedrooms
- 3 bathrooms



[CollaborativeRealEstate.ca](https://www.collaborativerealestate.ca)



2,063 sq. ft.



3 Bed



3 Bath



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**LARRY MCKENZIE**  
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 larry@larrymckenzie.ca

**Property Client Full**

**117 Napier Street, Collingwood, Ontario L9Y 3T1**

Listing

**117 Napier St Collingwood**  
**Active / Residential Freehold / Duplex**

**MLS®#: S13203880**  
**List Price: \$800,000**  
**New Listing**



**Simcoe/Collingwood/Collingwood**

Tax Amt/Yr: **\$3,183.38/2025** Transaction: **Sale**  
 SPIS: **No** DOM: **1**  
 Legal Desc: **PT LT 6 E/S NAPIER ST PL 282 COLLINGWOOD PT 2, 51R19268 TOWN OF COLLINGWOOD**

Style: **3 Storey** Rooms Rooms+: **8+0**  
 Fractional Ownership: **No** BR BR+: **3(3+0)**  
 Assignment: **No** Baths (F+H): **3(2+1)**  
 Link: SF Range: **2000-2500**  
 Storeys: **3.0** SF Source: **Other**  
 Lot Irreg: Lot Acres:  
 Lot Front: **29.17** Fronting On: **E**  
 Lot Depth: **88.01** Builder Name:  
 Lot Size Code: **Feet**  
 Zoning: **R2**  
 Dir/Cross St: **Ontario & Napier**

PIN #: **582920123** ARN #: **433101000207400** Contact After Exp: **No**  
 Holdover: **120** Survey Year/Type: **Unknown**  
 Possession: **Flexible** Possession Date:

Kitch Kitch + Fam Rm: Basement:	<b>1 (1+0)</b> <b>No</b> <b>Yes/Full, Separate Entrance, Walk-Up</b>	Exterior: Garage: Gar/Gar Spcs: Drive Pk Spcs: Tot Pk Spcs: Pool: Room Size: Green PIS: Rural Services: Security Feat:	<b>Brick, Vinyl Siding</b> <b>No</b> <b>None/0.0</b> <b>1.00</b> <b>1.00</b> <b>None</b> <b>No</b> <b>No</b> <b>Carbon Monoxide Detectors, Smoke Detector</b>	Utilities:  Water: Water Supply Type: Water Meter: Waterfront Feat: Waterfront Struc: Well Capacity: Well Depth: Sewers: Special Desig: Farm Features: Winterized:	<b>Gas, Hydro, Sewers, Cable, Telephone Available Municipal</b>        <b>Sewer Unknown</b>   <b>Fully</b>
Fireplace/Stv: Fireplace Feat: Interior Feat:	<b>Yes</b> <b>Natural Gas</b> <b>Sump Pump, Water Heater Owned</b>				
Parking Feat: Heat: Heat Source: A/C: Central Vac: Apx Age: POTL/Mnth Fee: Laundry Lev: Property Feat:	<b>Private</b> <b>Forced Air</b> <b>Gas</b> <b>Yes/Central Air</b> <b>No</b> <b>100+</b> <b>No</b> <b>Upper</b> <b>Hospital, Library, Rec Centre, Skiing, Fenced Yard</b>				
Exterior Feat:	<b>Landscaped, Patio, Porch, Recreational Area, Year Round Living</b>				
Roof: Foundation: Topography: Soil Type:	<b>Asphalt Shingle</b> <b>Concrete Block</b> <b>Flat</b>				
Waterfront Y/N: Water Struct: Under Contract: View:	<b>No</b>	Waterfront: Easements/Restr: Dev Charges Paid: Lot Shape: <b>Rectangular</b>		Island YN:  HST App To SP: <b>Included In</b> Lot Size Source: <b>GeoWarehouse</b>	

**Remarks/Directions**

Client Rmks: **A rare opportunity to own a beautifully renovated semi-detached home in one of Collingwood's most walkable and character-filled downtown pockets. 117 Napier Street blends timeless red-brick charm with thoughtful modern updates, generous living space, and the warmth of a classic heritage residence. From the full-width covered front porch to the original staircase, rich wood trim, French doors, wide baseboards, hardwood floors, fireplace, and inviting principal rooms, this home offers a refined sense of history with the comfort and function expected today. The updated kitchen is classic and well-appointed, offering a fresh, functional space that connects beautifully with the home's spacious living and dining areas. Updated baths, laundry, and a flexible upper-level layout provide room for family, guests, work-from-home needs, or premium rental potential. The loft-style primary retreat captures views toward Osler Ski Club and Blue Mountain, connecting the home to the four-season lifestyle that defines Southern Georgian Bay. Outside, the private backyard offers space for entertaining, gardening, children, pets, or quiet retreat. Set on a charming, community-minded stretch of Napier Street, this location is walkable to Collingwood's downtown core, including theatres, shops, restaurants, cafés, fitness centres, everyday amenities, and Sunset Point**

**Beach just a 13-minute walk away. Ski in the winter, hike and bike in the warmer months, and enjoy easy access to Blue Mountain, Georgian Bay, and Wasaga Beach. 117 Napier Street may be purchased individually or together with 119 Napier Street for a distinctive investment, multi-generational setup, or long-term income opportunity.**

Inclusions: **Refrigerator, Gas Stove, Rangehood Microwave, Washer, Dryer, Window Coverings.**

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Listing Contracted With: **Royal LePage Locations North 705-445-5520**

Rooms

**MLS®#: S13203880**

<u>Room</u>	<u>Level</u>	<u>Dimensions (Metric)</u>	<u>Dimensions (Imperial)</u>	<u>Bathroom Pieces</u>	<u>Features</u>
<b>Bathroom</b>	<b>Main</b>			<b>2</b>	
<b>Bathroom</b>	<b>Second</b>			<b>3</b>	
<b>Bathroom</b>	<b>Third</b>			<b>4</b>	

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Royal LePage Locations North, BROKERAGE | KW Collaborative Real Estate |



COLLABORATIVE  
REAL ESTATE

**Expense/Utility/House Details**

**117 Napier Street, Collingwood**

House Details

Item	Year	Notes
Year Home was Built	1917	
Windows	2017	
Roof	2015 (estimate)	
Furnace	2015 (estimate)	
Air Conditioner	117 - 2021	

Fees and Utility Costs

Utility	Yearly Cost	Provider
Current Property Taxes	\$3,183.38 (2025)	Town of Collingwood
Insurance Premium		TD Insurance
Gas	\$1,520.00	Enbridge
Hydro	\$2,280.00	EPCOR
Rental Equipment Contracts	N/A	
Water/Sewer	Included in Hydro	EPCOR
Internet/Cable Provider	\$1,300.00	Rogers
Lawn/Garden Maintenance	Self	
Snow Removal	\$750.00 (Total cost for 117 & 119 Napier)	

## Appliances

Appliance	Make/Model	Year/Notes
Refrigerator	Midea / MRB19B7AST	2025
Gas Stove	LG	
Rangehood Microwave	Whirlpool / YWMH53532HZ05	2021
Washer	Samsung / WA44A3205AW	2021
Dryer	Maytag / PYET344AZW	

Rental Equipment - NONE

## Additions/Upgrades

Item	Year	Details/Notes
Porch/eavestroughs	2023	



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## 117 Napier Street

[Add scores to your site](#)

Collingwood, Ontario, L9Y 3T1

Commute to **Downtown Collingwood**

1 min 7 min 2 min 10 min [View Routes](#)

- Favorite**
- Map**
- Nearby Apartments**

[More about 117 Napier Street](#)

Walk Score  
**80**

### Very Walkable

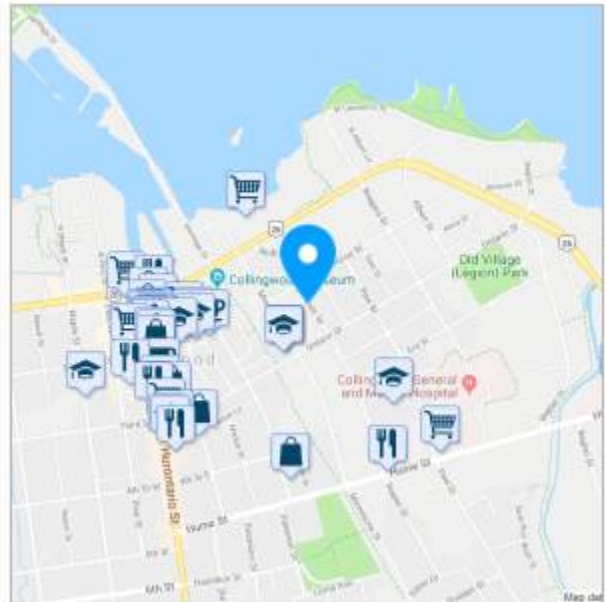
Most errands can be accomplished on foot.

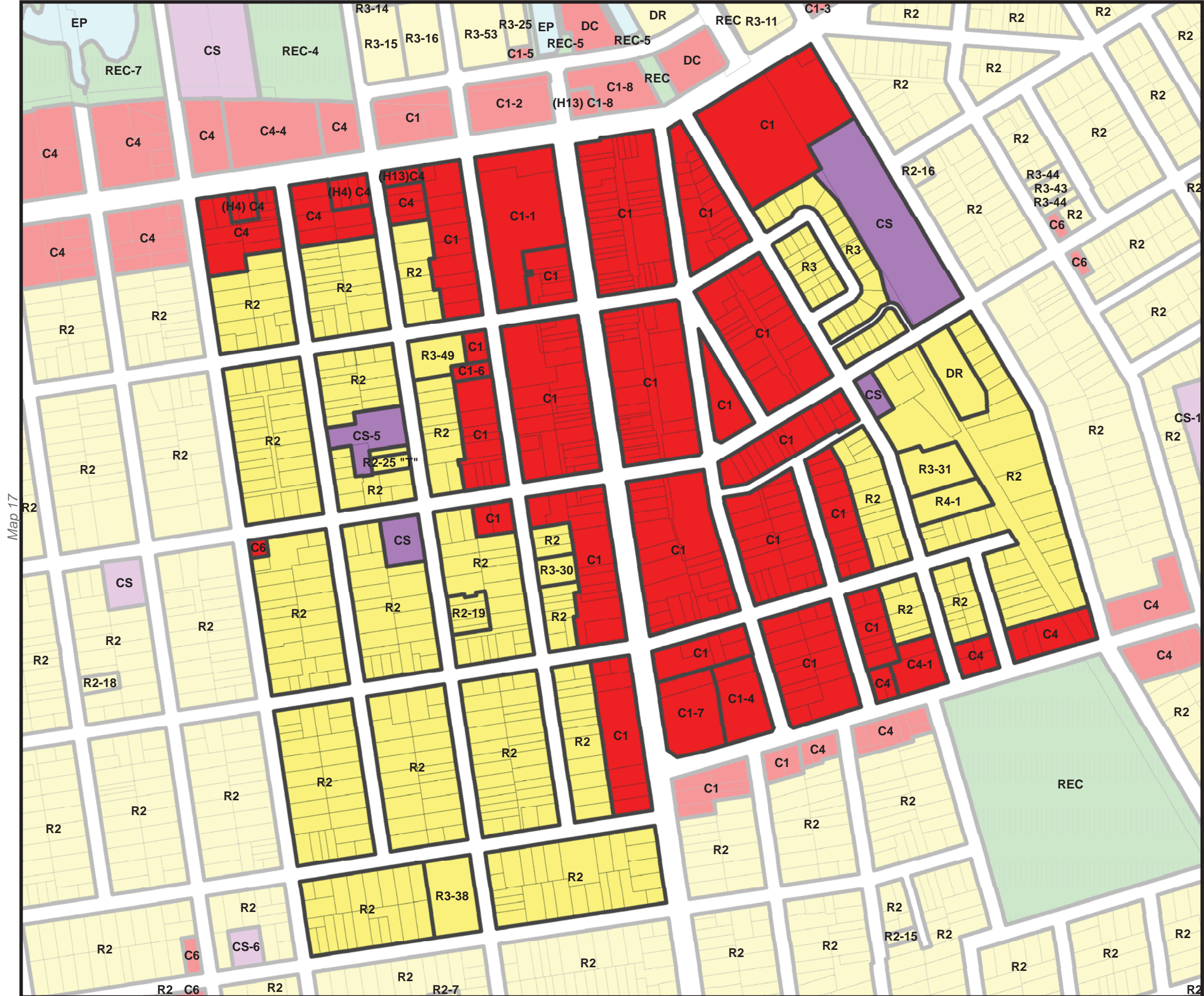
Bike Score  
**85**

### Very Bikeable

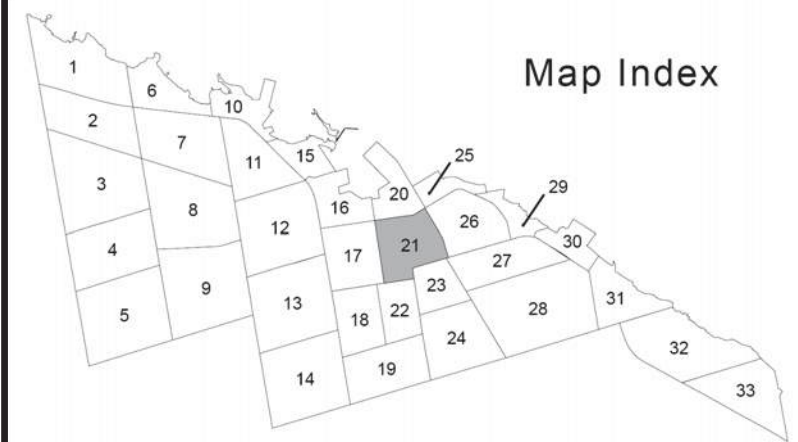
Biking is convenient for most trips.

[About your score](#)





# Collingwood Zoning By-Law Schedule 'A' - Map 21



## REVISIONS

No.	Date	By-law
1	December 17, 2012	By-law No. 2012-116
2	August 12, 2013	By-law No. 2013-071
3	July 8, 2013	By-law No. 2013-060
4	January 6, 2014	By-law No. 2014-001
5	December 7, 2015	By-law No. 2015-105
6	March 26, 2018	By-law No. 2010-018
7		
8		
9		
10		

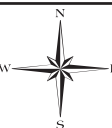
1:5000



Revised by:  
RS

Produced by the Town of Collingwood, Planning Services.  
The information contained herein is believed to be correct, however, the Town assumes no liability for negligence, inaccuracies or omissions. This drawing is not a legal survey.

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# The Town of Collingwood

Box 157 97 Hurontario Street  
Collingwood, ON L9Y 3Z5  
(705) 445-1030

\*\* REPRINT \*\*

# TAX NOTICE

<b>Final</b>	<b>2025</b>
<b>Mailing Date</b>	<b>June 20, 2025</b>

**Roll No.** 4331- 010-002-07400-0000

<b>Mortgage Company:</b>	<b>Mortgage No.</b>
<b>Name and Address</b>	<b>Municipal Address/Legal Description</b>
	117 - NAPIER ST  PLAN 282 W PT LOT 6 RP 51R19268 PART 2

Assessment			Municipal Levy		County Levy		Education Levy	
Class	Value	Class/Educ. Support	Tax Rate(%)	Amount	Tax Rate(%)	Amount	Tax Rate(%)	Amount
RTEP	\$ 128,000.00	Res/Farm Tx:Full - EPubSup	0.00691798	\$ 885.50	0.00310357	\$ 397.26	0.00153000	\$ 195.84
RTEP	\$ 128,000.00	Special Capital Levy	0.00029503	\$ 37.76				
RTEP	\$ 128,000.00	Gen Capital Levy-Residential	0.00058850	\$ 75.33				
RTES	\$ 128,000.00	Res/Farm Tx:Full - ESepSup	0.00691798	\$ 885.50	0.00310357	\$ 397.26	0.00153000	\$ 195.84
RTES	\$ 128,000.00	Special Capital Levy	0.00029503	\$ 37.76				
RTES	\$ 128,000.00	Gen Capital Levy- Residential	0.00058850	\$ 75.33				

**Sub Totals >>>**      **Municipal Levy** \$ 1,997.18      **County Levy** \$ 794.52      **Education Levy** \$ 391.68

Special Charges				Installments		Summary	
By Law #	Description	Amt	Exp Year	Due Date	Amount		
				8/15/2025	\$ 1,600.03	Sub-Total - Tax Levy	\$ 3,183.38
				10/17/2025	\$ 818.00	Special Charges/Credits	\$ 0.00
						2025 Tax Cap Adjustment	\$ 0.00
						Final 2025 Levies	\$ 3,183.38
						Less Interim Tax Notice	\$ 1,546.96
						Past Due Taxes/Credit	\$ 781.61
<b>Total Special Charges</b>		\$ 0.00				<b>Total Amount Due</b>	<b>\$ 2,418.03</b>

PLEASE DETACH AND SUBMIT WITH PAYMENT

THANK YOU

<b>Received from:</b>	
<b>Roll #</b>	4331- 010-002-07400-0000
<b>Name</b>	
<b>Address</b>	COLLINGWOOD, ON L9Y 3T1
<b>Due Date</b>	<b>Total Due</b>
October 17, 2025	\$ 818.00

PLEASE DETACH AND SUBMIT WITH PAYMENT

THANK YOU

<b>Received from:</b>	
<b>Roll #</b>	4331- 010-002-07400-0000
<b>Name</b>	
<b>Address</b>	COLLINGWOOD, ON L9Y 3T1
<b>Due Date</b>	<b>Total Due</b>
August 15, 2025	\$ 1,600.03

\*T\$|010002074000000\$|81800\$|\* \*

\*T\$|010002074000000\$|160003\$|\* \*



### The Town of Collingwood

Box 157 97 Hurontario Street  
Collingwood, ON L9Y 3Z5  
(705) 445-1030

### TAX NOTICE

Interim 2026  
Mailing Date January 8, 2026

Roll No. 4331- 010-002-07400-0000

Mortgage Company:	Mortgage No.
Name and Address	Municipal Address/Legal Description
[REDACTED]	117 - NAPIER ST PLAN 282 W PT LOT 6 RP 51R19268 PART 2

Assessment	
Class	Value
RTEP	\$ 128,000.00
RTEP	\$ 128,000.00
RTEP	\$ 128,000.00
RTES	\$ 128,000.00
RTES	\$ 128,000.00
RTES	\$ 128,000.00

The Interim Levy is based on 50% of last year's total property taxes.

Special Charges				Installments		Summary	
By Law #	Description	Amt	Exp Year	Due Date	Amount		
				2/20/2026	\$ 824.31	Sub-Total - Tax Levy	\$ 1,591.68
				5/15/2026	\$ 795.00	Special Charges/Credits	\$ 0.00
						Past Due Taxes/Credit	\$ 27.63
<b>Total Special Charges</b>		\$ 0.00				<b>Total Amount Due</b>	\$ 1,619.31

PLEASE DETACH AND SUBMIT WITH PAYMENT	THANK YOU	PLEASE DETACH AND SUBMIT WITH PAYMENT	THANK YOU
<b>Received from:</b>		<b>Received from:</b>	
Roll # 4331- 010-002-07400-0000	[REDACTED]	Roll # 4331- 010-002-07400-0000	[REDACTED]
Name [REDACTED]		Name [REDACTED]	
Address 117 NAPIER STREET COLLINGWOOD, ON L9Y 3T1		Address 117 NAPIER STREET COLLINGWOOD, ON L9Y 3T1	
Due Date	Total Due	Due Date	Total Due
May 15, 2026	\$ 795.00	February 20, 2026	\$ 824.31

