



COLLABORATIVE REAL ESTATE

KAREN E. WILLISON, RLP LOCATIONS NORTH BROKERAGE

LISTING INFORMATION PACKAGE



119 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

119 Napier Street, Collingwood

- Creative, stylish, and full of character, this renovated home pairs heritage charm with thoughtful modern updates, creating a memorable offering for homeowners, investors, or those seeking a four-season Southern Georgian Bay retreat
- 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 retreat with views toward Osler Ski Club and Blue Mountain
- Large covered front porch and private backyard space with patio
- 3+1 bedrooms
- 3+1 bathrooms



CollaborativeRealEstate.ca



2,086 sq. ft.



3+1 Bed



3+1 Bath



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Royal LePage Locations North, Brokerage
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Property Client Full

119 Napier Street, Collingwood, Ontario L9Y 3T1

Listing

119 Napier St Collingwood
Active / Residential Freehold / Duplex

MLS® #: S13203914
List Price: \$900,000
New Listing



Simcoe/Collingwood/Collingwood

Tax Amt/Yr: **\$2,598.94/2025** Transaction: **Sale**
SPIS: **No** DOM: **1**
Legal Desc: **PT LT 6 E/S NAPIER ST PL 282 COLLINGWOOD; PT LANE
BTN LT 5 & 6 E/S NAPIER ST PL 282 COLLINGWOOD AS
CLOSED BY RO322317, PT 1, 51R19268; COLLINGWOOD**

Style: **3 Storey** Rooms Rooms+: **8+0**
Fractional Ownership: **No** BR BR+: **3(3+0)**
Assignment: **No** Baths (F+H): **4(3+1)**
Link: SF Range: **2000-2500**
Storeys: **3.0** SF Source: **Other**
Lot Irreg: Lot Acres:
Lot Front: **53.87** Fronting On: **E**
Lot Depth: **88.01** Builder Name:
Lot Size Code: **Feet**
Zoning: **R2**
Dir/Cross St: **Ontario & Napier**

PIN #: **582920124** ARN #: **433101000207401** Contact After Exp: **No**
Holdover: **120** Survey Year/Type: **Unknown**
Possession: **Flexible** Possession Date:

Kitch Kitch + Fam Rm: Basement:	1 (1+0) No Yes/Full, Partially Finished, Separate Entrance, Walk- Up	Exterior: Garage: Gar/Gar Spcs: Drive Pk Spcs: Tot Pk Spcs: Pool:	Brick, Vinyl Siding No None/0.0 2.00 2.00 None	Utilities: Water: Water Supply Type: Water Meter: Waterfront Feat: Waterfront Struct: Well Capacity: Well Depth: Sewers: Special Desig: Farm Features: Winterized:	Gas, Hydro, Sewers, Cable, Telephone Available Municipal Sewer Unknown Fully
Fireplace/Stv: Interior Feat:	No Sump Pump, Water Heater Owned	Room Size: Rural Services: Security Feat:	Carbon Monoxide Detectors, Smoke Detector		
Parking Feat: Heat: Heat Source: A/C: Central Vac: Apx Age: POTL/Mnth Fee: Laundry Lev: Property Feat:	Private Forced Air, Heat Pump Gas Yes/Central Air No 100+ No Upper Hospital, Library, Rec Centre, Skiing, Electric Car Charger, Fenced Yard	Exterior Feat:	Landscaped, Patio, Porch, Recreational Area, Year Round Living		
Roof: Foundation: Topography: Soil Type:	Asphalt Shingle Concrete Block Flat				
Waterfront Y/N: Water Struct: Under Contract: View:	No	Waterfront: Easements/Restr: Dev Charges Paid: Lot Shape:	Rectangular	Island YN: HST App To SP: Included In Lot Size Source: GeoWarehouse	

Remarks/Directions

Client Rmks: **Creative, stylish, and full of character, 119 Napier Street offers a beautifully renovated semi-detached home in one of Collingwood's most walkable and vibrant downtown neighbourhoods. Set within a classic red-brick residence, this home pairs heritage charm with thoughtful modern updates, creating a memorable offering for homeowners, investors, or those seeking a four-season Southern Georgian Bay retreat. The main floor features spacious principal rooms, original character details, hardwood flooring, wide baseboards, French doors, and a playful designer kitchen that gives the home a fresh boutique feel. A comfortable living area, updated baths, laundry, and a flexible upper-level layout provide excellent function for family life, guests, home office needs, or premium tenant use. The loft-style primary retreat captures views toward Osler Ski Club and Blue Mountain, adding a special connection to the area's ski and outdoor lifestyle. Outside, the private backyard offers generous space for entertaining, gardening, children, pets, or quiet outdoor enjoyment. Located on a welcoming, community-minded stretch of Napier Street, this home is walkable to downtown Collingwood's theatres, shops, restaurants, cafés, fitness centres, everyday**

amenities, and Sunset Point Beach just a 13-minute walk away. Enjoy skiing at Blue Mountain through the winter, biking and hiking in the warmer months, and easy access to Georgian Bay, Wasaga Beach, trails, and year-round recreation. 119 Napier Street may be purchased individually or together with 117 Napier Street, creating a rare opportunity for investors, multi-generational buyers, or those looking for flexible long-term value in downtown Collingwood.

Inclusions: Refrigerator (x2), Gas Stove, Dishwasher, Microwave, Washer (x2), Dryer (x2), Window Coverings, Electric Car Charger.

Listing Contracted With: **Royal LePage Locations North**

Rooms

MLS®#: S13203914

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

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COLLABORATIVE
REAL ESTATE

Expense/Utility/House Details

119 Napier Street, Collingwood

House Details

Item	Year	Notes
Year Home was Built	1917	
Windows	2021	
Roof	2023	
Furnace	2015 (estimate)	
Heat Pump (heat/cool)	2025 (third floor)	
Air Conditioner	2018	

Fees and Utility Costs

Utility	Yearly Cost	Provider
Current Property Taxes	\$2,598.94 (2025)	Town of Collingwood
Insurance Premium		TD Insurance
Gas	\$1,430.00	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)	
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Appliances - Unit 119

Appliance	Make/Model	Year/Notes
Refrigerator	LG / LTCS20020S	
Dishwasher	Samsung / DW80J3020US	2023
Gas Stove	GE	
Microwave	LG Smart Inverter	
Washer	Samsung / WA44A05AW	2021
Dryer	Frigidaire / FER23CAS0	
Washer (lower level)	GE / PBXR473ED0WW	
Washer (lower level)	GE / GFW148SSM0WW	
Dryer (lower level)	Samsung / DV42H5000EW/AC	
Refrigerator (lower level)	GE / GTS18SBXARSS	

Rental Equipment - NONE

Additions/Upgrades

Item	Year	Details/Notes
119 - 3 rd Floor attic renovation (loft primary suite with ensuite)	2025	
119 – Kitchen	2025	
119 – Flooring	2025	
Porch/eavestroughs	2023	



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119 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 119 Napier Street](#)

Walk Score
80

Very Walkable

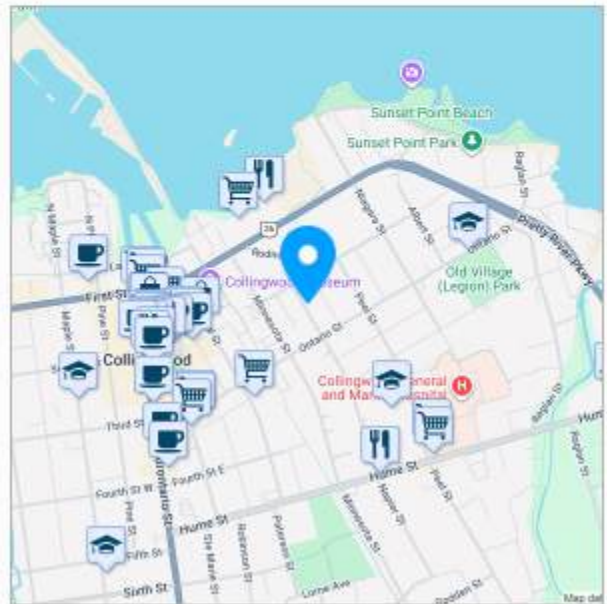
Most errands can be accomplished on foot.

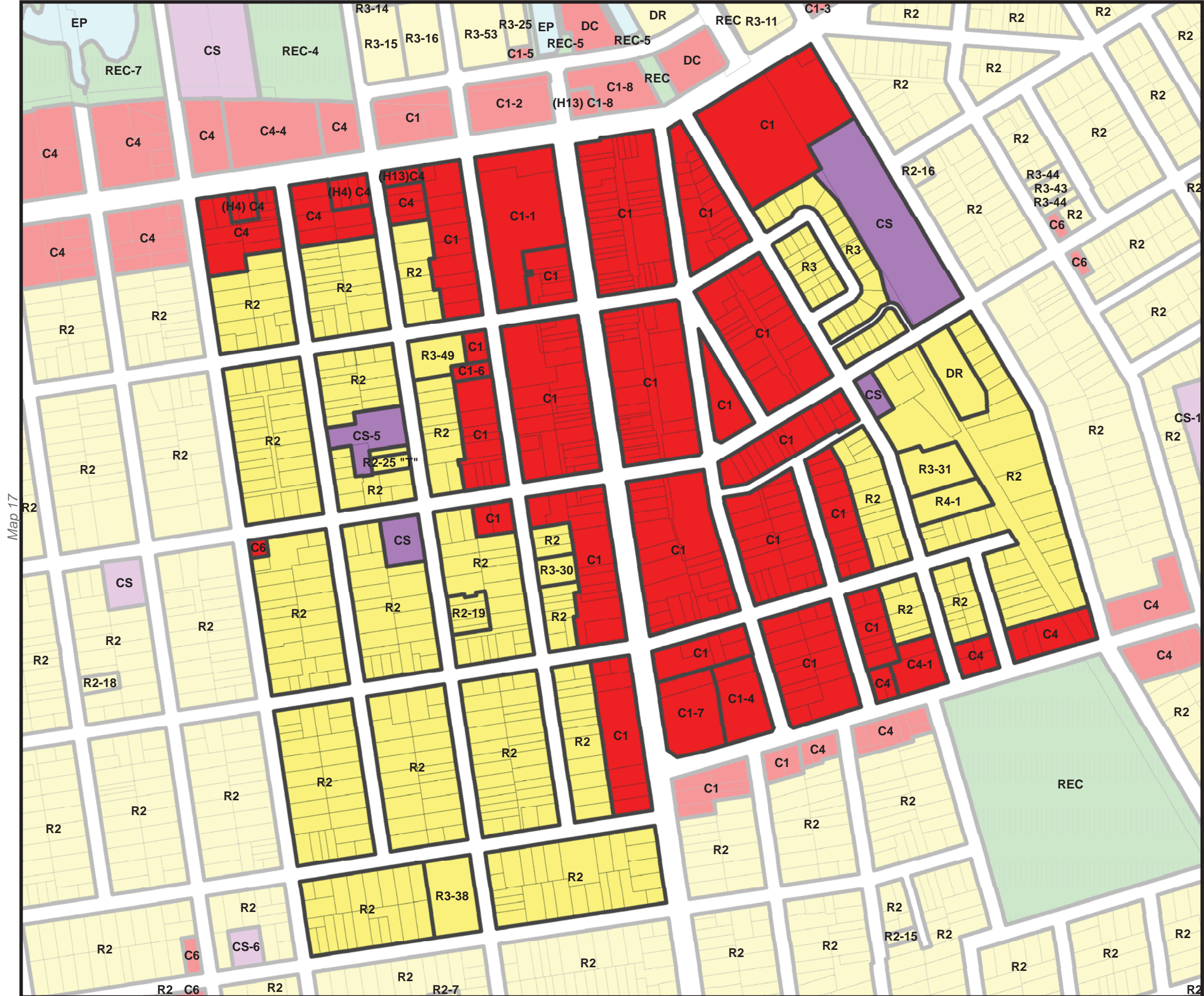
Bike Score
85

Very Bikeable

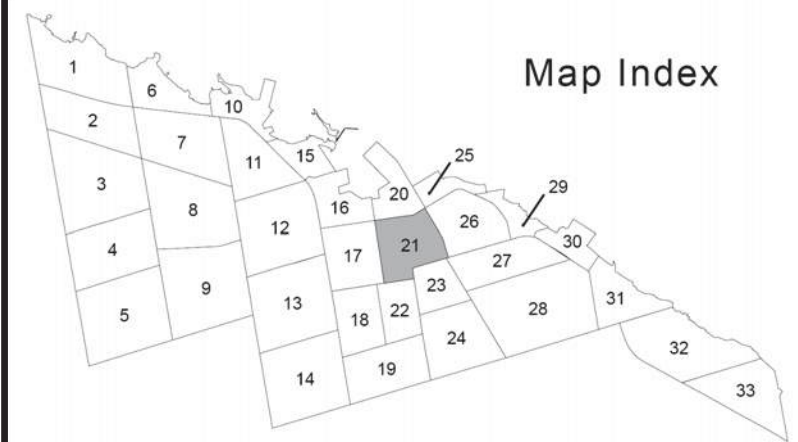
Biking is convenient for most trips.

[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		

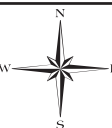
1:5000



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

Final	2025
Mailing Date	June 20, 2025

Roll No. 4331- 010-002-07401-0000

Mortgage Company:	Mortgage No.
Name and Address	Municipal Address/Legal Description
	119 - NAPIER ST PLAN 282 PT LOT 6 E/S NAPIER ST PT LANE RP 51R19268 PART 1

Assessment			Municipal Levy		County Levy		Education Levy	
Class	Value	Class/Educ. Support	Tax Rate(%)	Amount	Tax Rate(%)	Amount	Tax Rate(%)	Amount
RTEP	\$ 209,000.00	Res/Farm Tx:Full - EPubSup	0.00691798	\$ 1,445.86	0.00310357	\$ 648.65	0.00153000	\$ 319.77
RTEP	\$ 209,000.00	Special Capital Levy	0.00029503	\$ 61.66				
RTEP	\$ 209,000.00	Gen Capital Levy-Residential	0.00058850	\$ 123.00				

Sub Totals >>> **Municipal Levy** \$ 1,630.52 **County Levy** \$ 648.65 **Education Levy** \$ 319.77

Special Charges				Installments		Summary	
By Law #	Description	Amt	Exp Year	Due Date	Amount		
				8/15/2025	\$ 1,316.41	Sub-Total - Tax Levy	\$ 2,598.94
				10/17/2025	\$ 667.00	Special Charges/Credits	\$ 0.00
						2025 Tax Cap Adjustment	\$ 0.00
						Final 2025 Levies	\$ 2,598.94
						Less Interim Tax Notice	\$ 1,262.96
						Past Due Taxes/Credit	\$ 647.43
Total Special Charges		\$ 0.00				Total Amount Due	\$ 1,983.41

PLEASE DETACH AND SUBMIT WITH PAYMENT

THANK YOU

Received from:	
Roll #	4331- 010-002-07401-0000
Name	
Address	COLLINGWOOD, ON L9Y 3T1
Due Date	Total Due
October 17, 2025	\$ 667.00

PLEASE DETACH AND SUBMIT WITH PAYMENT

THANK YOU

Received from:	
Roll #	4331- 010-002-07401-0000
Name	
Address	COLLINGWOOD, ON L9Y 3T1
Due Date	Total Due
August 15, 2025	\$ 1,316.41

T\$|010002074010000\$|S|66700\$|S|

T\$|010002074010000\$|S|131641\$|S|



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(705) 445-1030

** REPRINT **

TAX NOTICE

Final	2025
Mailing Date	June 20, 2025

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

Mortgage Company:	Mortgage No.
Name and Address	Municipal Address/Legal Description
	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
Total Special Charges		\$ 0.00				Total Amount Due	\$ 2,418.03

PLEASE DETACH AND SUBMIT WITH PAYMENT

THANK YOU

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

PLEASE DETACH AND SUBMIT WITH PAYMENT

THANK YOU

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

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

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



The Town of Collingwood

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Collingwood, ON L9Y 3Z5
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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
Total Special Charges		\$ 0.00				Total Amount Due	\$ 1,619.31

PLEASE DETACH AND SUBMIT WITH PAYMENT THANK YOU

Received from:

Roll # 4331- 010-002-07400-0000

Name [Redacted]

Address 117 NAPIER STREET
COLLINGWOOD, ON L9Y 3T1

Due Date	Total Due
May 15, 2026	\$ 795.00

PLEASE DETACH AND SUBMIT WITH PAYMENT THANK YOU

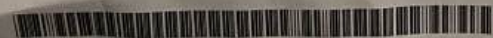
Received from:

Roll # 4331- 010-002-07400-0000

Name [Redacted]

Address 117 NAPIER STREET
COLLINGWOOD, ON L9Y 3T1

Due Date	Total Due
February 20, 2026	\$ 824.31





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TAX NOTICE

Interim 2026
Mailing Date January 8, 2026

Roll No. 4331- 010-002-07401-0000

Mortgage Company:	Mortgage No.:
Name and Address	Municipal Address/Legal Description
[REDACTED]	119 - NAPIER ST PLAN 282 PT LOT 6 E/S NAPIER ST PT LANE RP 51R19268 PART 1

Assessment	
Class	Value
RTEP	\$ 209,000.00
RTEP	\$ 209,000.00
RTEP	\$ 209,000.00

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

Special Charges				Instalments		Summary	
By Law #	Description	Amt	Exp Year	Due Date	Amount		
				2/20/2026	\$ 2,756.63	Sub-Total - Tax Levy	\$ 1,299.47
				5/15/2026	\$ 649.00	Special Charges/Credits	\$ 0.00
						Past Due Taxes/Credit	\$ 2,106.16
Total Special Charges		\$ 0.00		Total Amount Due			\$ 3,405.63

PLEASE DETACH AND SUBMIT WITH PAYMENT THANK YOU

Received from:

Roll # 4331- 010-002-07401-0000

Name [REDACTED]

Address [REDACTED]

Due Date	Total Due
May 15, 2026	\$ 649.00

PLEASE DETACH AND SUBMIT WITH PAYMENT THANK YOU

Received from:

Roll # 4331- 010-002-07401-0000

[REDACTED]

Due Date	Total Due
February 20, 2026	\$ 2,756.63

