



COLLABORATIVE REAL ESTATE

KAREN E. WILLISON, RLP LOCATIONS NORTH BROKERAGE

LISTING INFORMATION PACKAGE



32 Alyssa Drive, Collingwood

KAREN E. WILLISON

Sales Representative

705-888-0075

kwillison@royallepage.ca



LOCATIONS **NORTH**



KEVIN DASILVA

Real Estate Agent

416-936-5656

kevin@renorthsouth.com





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



2,869 sq. ft.



3+1 Bed



2+1 Bath



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Quick Facts 32 Alyssa Drive, Collingwood

- Fully renovated main floor featuring a new kitchen, White Oak engineered flooring, updated bathrooms, trim, doors, hardware, lighting and more — truly move-in ready
- Backing onto the Georgian Meadows trail system with easy access to Collingwood's extensive trail network for biking, hiking and four-season enjoyment
- Ideally located just 7 minutes to downtown Collingwood, 7 minutes to the boat launch, and 7 minutes to the closest ski lift at Blue Mountain and the Village at Blue
- Private backyard retreat with a spacious patio, pergola and a variety of mature fruit trees
- 4 bedrooms, including a main floor primary suite
- 3 bathrooms
- Attached 2-car garage

| CollaborativeRealEstate.ca |
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1-705-888-0075 | kwillison@royallepage.ca



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Property Client Full

32 Alyssa Drive, Collingwood, Ontario L9Y 5K9

Listing

32 Alyssa Dr Collingwood
Active / Residential Freehold / Detached

MLS®#: S13089442
List Price: \$1,039,000
New Listing



Simcoe/Collingwood/Collingwood

Tax Amt/Yr:	\$4,663.16/2025	Transaction:	Sale
SPIS:	No	DOM:	0
Legal Desc:	LOT 79, PLAN 51M809; COLLINGWOOD		
Style:	Bungalow	Rooms Rooms+:	7+5
Fractional Ownership:	No	BR BR+:	4(3+1)
Assignment:	No	Baths (F+H):	3(3+0)
Link:	No	SF Range:	1500-2000
Storeys:	1.0	SF Source:	Other
Lot Irreg:	As per GeoWarehouse	Lot Acres:	
Lot Front:	50.21	Fronting On:	W
Lot Depth:	148.31	Builder Name:	
Lot Size Code:	Feet		
Zoning:	R3		
Dir/Cross St:	Alyssa Drive & Sixth Street		

PIN #:	582600325	ARN #:	433105000219756	Contact After Exp:	No
Holdover:	0			Survey Year/Type:	None
Possession:	Flexible	Possession Date:			
Kitch Kitch + Fam Rm:	1 (1+0)	Exterior:	Brick	Utilities:	Gas, Hydro, Sewers, Cable Available, Telephone Available
Basement:	Yes/Finished, Full	Garage:	Yes		Municipal
Fireplace/Stv:	Yes	Gar/Gar Spcs:	Attached Garage/2.0	Water:	
Fireplace Feat:	Living Room, Natural Gas	Drive Pk Spcs:	4.00	Water Supply Type:	
Interior Feat:	Auto Garage Door Remote, Primary Bedroom - Main Floor, Storage, Sump Pump, Water Heater	Tot Pk Spcs:	6.00	Water Meter:	
		Pool:	None	Waterfront Feat:	
		Room Size:		Waterfront Struc:	
		Energy Cert:	No	Well Capacity:	
		Green PIS:	No	Well Depth:	
Parking Feat:	Private Double	Rural Services:		Sewers:	Sewer Unknown
Heat:	Forced Air	Security Feat:	Carbon Monoxide Detectors, Smoke Detector	Special Desig:	
Heat Source:	Gas			Farm Features:	
A/C:	Yes/Central Air			Winterized:	Fully
Central Vac:	No				
Apx Age:	16-30				
POTL/Mnth Fee:	No				
Retirement:	No				
Property Feat:	Hospital, Library, Rec Centre, Skiing, School Bus Route				
Exterior Feat:	Landscaped, Patio, Privacy, Recreational Area, Year Round Living				
Roof:	Asphalt Shingle				
Foundation:	Poured Concrete				
Topography:	Flat				
Soil Type:					
Waterfront Y/N:	No	Waterfront:		Island YN:	
Water Struct:		Easements/Restr:			
Under Contract:	Hot Water Heater	Dev Charges Paid:		HST App To SP:	Included In
View:	Trees/Woods	Lot Shape:	Rectangular	Lot Size Source:	GeoWarehouse

Remarks/Directions

Client Rmks: **Just seven minutes to downtown Collingwood, the Living Waters boat launch, and Blue Mountain, this fully updated bungalow delivers the four-season lifestyle buyers come here for. Set in the highly sought-after Georgian Meadows community, and backing onto a quiet trail, this home offers a rare combination of privacy, convenience, and everyday access to outdoor living. With over 2,800 sq ft of finished living space, this true bungalow features four bedrooms and three full bathrooms, with a layout designed for easy main floor living. The primary bedroom is located on the main level and includes a private ensuite with double sinks, a glass and tiled shower, and a soaker tub overlooking the backyard. Two additional bedrooms are also located on the main floor. The main floor has been extensively updated, featuring 9-foot ceilings, an updated kitchen, and American White Oak engineered flooring throughout the living areas and bedrooms. Additional upgrades include refreshed trim, doors, hardware, modern lighting, and LED pot lights, creating a clean and cohesive feel throughout. The fully finished lower level offers excellent additional living space with a recreation room, guest bedroom, or a home gym, along with the flexibility of laundry connections on**

both levels. The backyard offers a peaceful and private setting with mature trees backing onto the trail, a large patio space, and pear and apple trees. Additional updates include a new garage door with belt-drive opener, updated electrical with Decora switches and plugs, newer appliances, a gas fireplace with an updated mantle, and truly, so much more. A move-in ready home in a location that makes everyday living easy, whether you're heading to the slopes, the water, or downtown.

Inclusions: **Fridge, stove, dishwasher, washer, dryer, window coverings (except as excluded below), garage door opener & remotes**

Listing Contracted With: **Royal LePage Locations North 705-429-4800**

Date Prepared: 05/06/2026

Rooms

MLS® #: S13089442

<u>Room</u>	<u>Level</u>	<u>Dimensions (Metric)</u>	<u>Dimensions (Imperial)</u>	<u>Bathroom Pieces</u>	<u>Features</u>
Foyer	Main	5.02 M X 2.21 M	16.46 Ft x 7.25 Ft		Closet, Hardwood Floor, Open Concept
Kitchen	Main	4.28 M X 3.85 M	14.04 Ft x 12.63 Ft		Hardwood Floor, Open Concept, Stone Counter
Living Room	Main	3.15 M X 4.13 M	10.33 Ft x 13.54 Ft		Gas Fireplace, Hardwood Floor, Open Concept
Dining Room	Main	3.44 M X 5.12 M	11.28 Ft x 16.79 Ft		Hardwood Floor, Open Concept, W/O To Patio
Primary Bedroom	Main	3.59 M X 5.32 M	11.77 Ft x 17.45 Ft		Hardwood Floor, W/I Closet
Bedroom	Main	3.95 M X 2.91 M	12.95 Ft x 9.54 Ft		Closet, Hardwood Floor
Bedroom	Main	2.82 M X 4.2 M	9.25 Ft x 13.77 Ft		Closet, Hardwood Floor
Other	Main	2.32 M X 1.62 M	7.61 Ft x 5.31 Ft		Tile Floor, Laundry Sink
Recreation	Lower	9.37 M X 7.97 M	30.74 Ft x 26.14 Ft		Laminate
Bedroom	Lower	4.56 M X 3.54 M	14.96 Ft x 11.61 Ft		Closet, Laminate
Utility Room	Lower	2.55 M X 3.52 M	8.36 Ft x 11.54 Ft		Combined w/Laundry, Laundry Sink
Other	Lower	6.86 M X 6.51 M	22.50 Ft x 21.35 Ft		
Bathroom	Main			4	
Bathroom	Main			5	
Bathroom	Lower			3	

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COLLABORATIVE
REAL ESTATE

Expense/Utility/House Details

32 Alyssa Drive, Collingwood

House Details

Item	Year	Notes
Year Home was Built	2006	
Air Conditioner	2020	Rheem / RA1324BJ1NA
Windows	2006	
Roof	2019 (est)	Replaced by previous owners, age is estimated
Furnace	2020	

Fees and Utility Costs

Utility	Yearly Cost	Provider
Current Property Taxes	\$4,663.16	Town of Collingwood
Insurance Premium	\$1,778.76	Edge Mutual Insurance
Gas	\$1,024.91	Enbridge
Hydro	\$2,242.44	EPCOR
Rental Equipment Contracts	\$503.16	Reliance
Water/Sewer	See Hydro Above	EPCOR
Lawn/Garden Maintenance	N/A	Self
Snow Removal	N/A	Self

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Rental Equipment

Item	Provider	Contact/Notes
Hot Water Heater	Reliance	\$41.93/month

Appliances

Appliance	Make/Model	Year/Notes
Refrigerator	Samsung / RF22A4111SG	2024
Dishwasher	Frigidaire / FDSR4501AP0A	2024
Stove/Oven	Amana	
Washer	Samsung / WA45T00AW	2025
Dryer	Frigidaire / CAQE7001LW0	

Additions/Upgrades Since January 2024:

Full kitchen renovation
American White Oak engineered flooring - main floor living, kitchen, dining and bedrooms
Painted throughout (excluding storage & utility rooms)
Updated trim, doors & hardware on main floor
Updated closet doors & hardware on main floor
Updated bathrooms - new flooring, vanities and toilets (doesn't include two bathtubs)
Updated Decora plugs and switches
All new light fixtures on main floor & lower level LED pot lights
Main floor and lower level laundry options with connections for electrical, plumbing and venting
Gas fireplace with updated shiplap mantle/surround
New Garaga garage door & belt drive garage door opener (2025)

Property Notes:

9' main floor ceilings
Various fruit trees in the backyard (pear and apple)

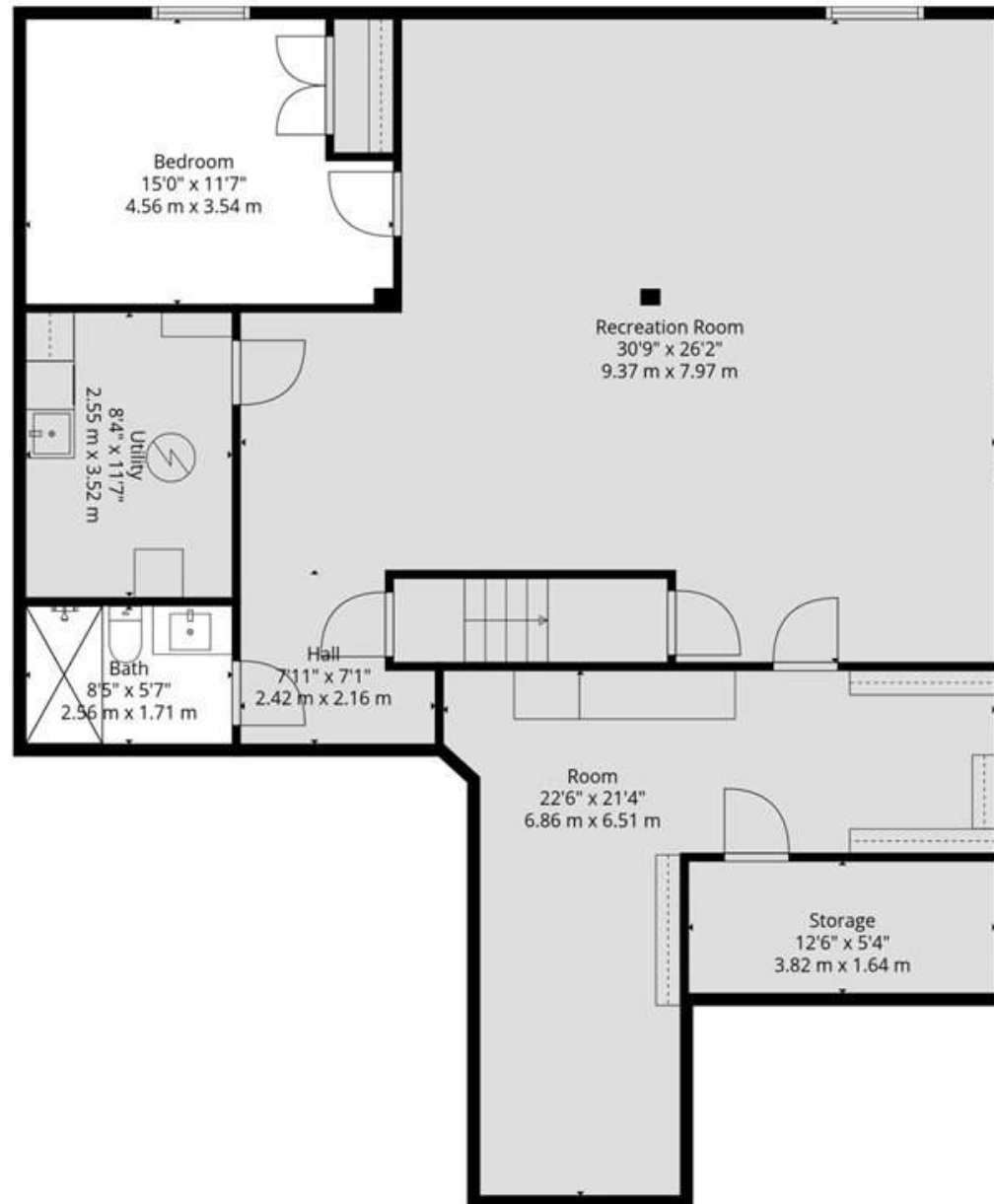
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Total GLA: 1514 sq. ft, 141 m2 | Total: 3423 sq. ft, 319 m2
 Basement: 1355 sq. ft, 126 m2 (Excluded areas 179 sq. ft, 17 m2)
 1st floor: 1514 sq. ft, 141 m2 (Excluded areas 375 sq. ft, 35 m2)

Floor Plan Created by Cubicasa App. Measurements Deemed Highly Reliable But Not Guaranteed.





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GENERAL INFORMATION

[Interactive Map](#)

Roll Number: 433105000219756

Civic Address: 32 ALYSSA DRIVE, COLLINGWOOD

Property Type: RESIDENTIAL UNIT

Tax Assessment: \$375,000

<https://www.mpac.ca/> (May not reflect current market value)

EMERGENCY SERVICES

Police Service

Ontario Provincial Police - Huronia West Detachment (KM)

Closest Fire Station

Collingwood Fire Station 1 (1.77 KM) [map](#)

WASTE COLLECTION

Garbage/Recycling Collection Day

WEDNESDAY ZONE 1

Bag Tag Locations

Location 1: (2.71 KM)

Location 2: (2.23 KM)

Location 3: (2.71 KM)

Waste Management Facility

General Waste:

Site 2 Collingwood Landfill (2.19 KM)

Hazardous Waste:

Site 10 Nottawasaga Landfill (15.63 KM)

Additional Info: <http://www.simcoe.ca/dpt/swm>

Customer Service: <http://www.simcoe.ca/dpt/cs>

SCHOOLS

Local Schools

Catholic Elementary: St Mary's Collingwood Elementary Catholic School

Catholic Secondary: Jean Vanier Catholic High School

Catholic School Board: <http://smcdsb.on.ca/>

Public Elementary:

Public Secondary:

Public School Board: <http://scdsb.on.ca/>

OTHER

Closest Library

Collingwood Public Library (3.45 KM)

<http://www.collingwoodpubliclibrary.ca/>

Municipal Administration Centre

Town of Collingwood (3.23 KM)

<http://www.collingwood.ca/>

Closest Fire Hydrant

0.01 KM

Closest Hospital

Collingwood General and Marine Hospital

<http://www.cgmh.on.ca/>



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32 Alyssa Dr

Collingwood, ON

HOODQ DETAILED REPORT

Visit the Homebuyer Hub
<https://hoodq.com>

ELEMENTARY SCHOOLS



HIGH SCHOOLS



SAFETY



PARKS



PUBLIC SCHOOLS (ASSIGNED)

Your neighbourhood is part of a community of Public Schools offering Elementary, Middle, and High School programming. See the closest Public Schools near you below:

Mountain View PS



about a 16 minute walk - 1.2 KM

Public

300 Spruce St, Collingwood, ON L9Y 3H1, Canada

Home of the Mounties!

<http://mtv.scdsb.on.ca/>

Address 300 Spruce St, Collingwood, ON L9Y 3H1, Canada

Language English

Grade Level Pre-Kindergarten, Kindergarten, Elementary, and Middle

School Type Public

Phone Number 705-445-1501

School Board Simcoe County DSB

School Number 378089

School Board Number B66109

Grades Offered PK to 8

Collingwood CI

2.35 KM away

Public

6 Cameron St, Collingwood, ON L9Y 2J2, Canada

Collingwood CI (CCI), is located in Collingwood, Ontario, Canada which is situated on Georgian Bay approximately 150 km north of Toronto, Ontario. CCI is one of 16 secondary schools in the Simcoe County Board of Education. CCI is home to around 1300 students and over 80 teachers.

<http://cci.scdsb.on.ca/>

Address 6 Cameron St, Collingwood, ON L9Y 2J2, Canada

Language English

Grade Level High

School Type Public

Phone Number 705-445-3161

School Board Simcoe County DSB

School Number 902551

Additional Details French Immersion

School Board Number B66109

Grades Offered 9 to 12

ÉS Roméo Dallaire

45.62 KM away

Public

736 Essa Rd, Barrie, ON L4N 9E9, Canada

<https://csviamonde.ca/nos-ecoles/trouver-une-ecole/fiche-ecole/ecole-secondaire-romeo-dallaire/>

Address 736 Essa Rd, Barrie, ON L4N 9E9, Canada

Language French

Grade Level High and Middle

School Type Public

Phone Number 705-792-2341

School Board CS Viamonde

School Number 925326

School Board Number B66303

Grades Offered 7 to 12

CATHOLIC SCHOOLS (ASSIGNED)

Your neighbourhood is part of a community of Catholic Schools offering Elementary, Middle, and High School programming. See the closest Catholic Schools near you below:

St Mary's Catholic School

2.11 KM away

Catholic

18 Saunders St, Collingwood, ON L9Y 3Y9, Canada

We believe that children are valuable human beings with minds ready to take on new knowledge, values and ideas. These acquisitions will lead to the development of their potentials and enrich their lives. We believe that children have a right to be an active part of a caring, sharing environment which links home, school and community in a meaningful way.

<http://smc.schools.smcdsb.on.ca/>

Address 18 Saunders St, Collingwood, ON L9Y 3Y9, Canada

Language English

Grade Level Pre-Kindergarten, Kindergarten, Elementary, and Middle

School Type Public

Phone Number 705-445-6132

School Board Simcoe Muskoka CDSB

School Number 829374

Additional Details Religious

School Board Number B67091

Grades Offered PK to 8

ÉÉC Notre-Dame-de-la-Huronie

2.77 KM away

Catholic

28 Tracey Ln, Collingwood, ON L9Y 3Z1, Canada

Notre école accueille les élèves de la maternelle (4 ans) à la 8e année. Elle offre une éducation de qualité dans un environnement catholique de langue française. Notre communauté est très unie et impliquée, le personnel enseignant est dynamique et engagé. Nous sommes fiers de notre belle école et de notre partenariat avec la garderie « Le petit voilier ».

<https://nddlh.cscmonavenir.ca/>

Address 28 Tracey Ln, Collingwood, ON L9Y 3Z1, Canada

Language French

Grade Level Pre-Kindergarten, Kindergarten, Elementary, and Middle

School Type Public

School Board CS catholique MonAvenir

School Number 828752

Additional Details Religious

School Board Number B67318

Grades Offered PK to 8

Our Lady of the Bay Catholic HS

3.0 KM away

Catholic

160 Collins St, Collingwood, ON L9Y 4R1, Canada

We are dedicated to academic excellence, the formation of Christian beliefs, and the development of the whole student. We celebrate our community of learners where each person's individuality is recognized and the joy of learning is enhanced. Through our Catholic faith, we continually strive to further develop literacy and numeracy skills, to help each student as he/she pursues his/her own pathway.

<https://olb.schools.smcdsb.on.ca/>

Address 160 Collins St, Collingwood, ON L9Y 4R1, Canada

Language English

Grade Level High

School Type Public

Phone Number 705-445-2043

School Board Simcoe Muskoka CDSB

School Number 723630

Additional Details Religious

School Board Number B67091

Grades Offered 9 to 12

ÉSC Nouvelle-Alliance

43.0 KM away

Catholic

249 Anne St N, Barrie, ON L4N 4X5, Canada

À l'école secondaire catholique Nouvelle-Alliance, nous offrons un programme spécialisé en santé et bien-être. Ce programme comprend des crédits de spécialisation dans le domaine choisi, ainsi que des crédits d'intégration à l'apprentissage du français, des mathématiques et des sciences. L'élève doit également faire deux crédits d'éducation coopérative dans le but d'explorer et de préciser ses objectifs de carrière tout en établissant des relations et des contacts dans le domaine qui l'intéresse. Le programme offre également des certifications et formations qui lui seront très utiles pour un emploi futur en plus de lui permettre de participer à diverses activités d'anticipation.

<https://esna.cscmonavenir.ca/>

Address 249 Anne St N, Barrie, ON L4N 4X5, Canada

Language French

Grade Level High and Middle

School Type Public

Phone Number 705-737-5260

School Board CS catholique MonAvenir

School Number 740390

Additional Details Religious and Special Focus

School Board Number B67318

Grades Offered 7 to 12

PRIVATE SCHOOLS

See a list of the closest private schools near you:

Free Spirit Forest and Nature School



about a 12 minute walk - 0.94 KM

Private

879 Sixth St, Collingwood, ON L9Y 3Y9, Canada

At the forefront, Free Spirit Forest and Nature School is a place where we nurture connection with self, others and the Natural world. Our school operates during regular school hours and we spend the majority of the day outside, immersed in nature regardless of the weather or the season, where learning is unhurried. We have small student to teacher ratios, with a curriculum that is largely emergent, student-led and play-based. And while we do have core routines and teachings, our focus is to find the spark in each child and tend to that to help it grow.

<https://fsforestschool.com/>

Address 879 Sixth St, Collingwood, ON L9Y 3Y9, Canada

Grade Level Pre-Kindergarten, Kindergarten, and Elementary

School Type Private

Additional Details Special Focus

Grades Offered PK to 8

National Ski Academy

1.72 KM away

Private

200 Oak St, Collingwood, ON L9Y 2Y1, Canada

The National Ski Academy (NSA) is a non-profit registered charity established in 1986 to provide an environment for student athletes to maximize individual potential through the pursuit of alpine ski racing excellence, academic achievement and personal growth. In 2010 the NSA became a Ministry of Education inspected private school, granting high school credits in Grades 9 to 12. Our home at 200 Oak Street in Collingwood, Ontario, Canada provides the facilities necessary for Canadian and international alpine athletes to pursue their ski racing dreams. The renovated 12,000 square foot Tornavene mansion offers classrooms, study hall, a gymnasium and weight room, tuning room, boarding for up to 35 student/athletes and a kitchen with a full time chef. For 30 years, the NSA has offered integrated Academic/Fitness/Ski Racing programs with boarding as an option. These programs have helped to develop Ontario Team and National Team ski racers and many of the top coaches in the country.

Address 200 Oak St, Collingwood, ON L9Y 2Y1, Canada

Grade Level High

School Type Private

Phone Number 705-444-1617

School Board N/A

School Number 884949

Additional Details Special Focus and Boarding

Grades Offered 9 to 12

PARKS & REC

Whether you want to sit at a park bench with a good book or use one of the special facilities offered, you'll be happy to know that your neighbourhood is close to many wonderful recreational opportunities. See Parks and Recreation facilities near you below:

Black Ash Park about a 5 minute walk - 0.34 KM

Brooke Ave

Black Ash Park is a neighbourhood park. It is located within the Georgian Meadows subdivision and was developed to appeal to all ages.

1 Playground, 1 Basketball Court, and 1 Trail

<https://www.collingwood.ca/culture-recreation-events/parks-facilities/black-ash-park>

Fisher Fields about a 5 minute walk - 0.35 KM

6th Street and 10th Concession, Collingwood ON

Fisher Fields is a community park. This park has grown substantially in recent years and developed into state of the art soccer fields for all ages.

10 Sports Fields

<https://www.collingwood.ca/culture-recreation-events/parks-facilities/fisher-fields>

Georgian Meadows Park about a 5 minute walk - 0.36 KM

Connor Street

Georgian Meadows is a neighbourhood park. It is located around the corner from Fisher Fields where a community of neighbours get together to enjoy the swings and playground.

1 Playground

<https://www.collingwood.ca/culture-recreation-events/parks-facilities/georgian-meadows>

Blue Mountain Golf and Country Club about a 6 minute walk - 0.46 KM

706 Tenth Line, Collingwood, ON L9Y 5H4

Celebrated for its natural beauty, The Blue Mountain Golf & Country Club is Collingwood's hidden gem just 3 minutes from downtown. At Blue Mountain Golf & Country Club, we look forward to welcoming guests to our course and facilities. Our commitment to our members and guests is to provide an unforgettable golf and dining experience.

1 Golf Course, 1 Driving Range, and 1 Country Club

<https://bmgcc.ca>

SAFETY

Every second matters in an emergency, and your neighbourhood is part of a dedicated safety system of emergency agencies including Fire Stations, Police Stations, and Hospitals. See the closest facilities near you below:



Collingwood General & Marine Hospital

The Collingwood General & Marine Hospital is a 68-bed facility serving more than 60,000 permanent residents and 3.5 million annual visitors to the communities of Wasaga Beach, Collingwood, Clearview and the Blue Mountains. CGMH is an acute care hospital providing emergency care, diagnostic services including lab, imaging and cardio respiratory therapy, as well as two inpatient units (medicine and surgery). In addition, CGMH also provides care in speciality areas including obstetrics, orthopaedics, intensive care and surgery.

3.35 KM away

Type Acute Care and Emergency Care

Address 459 Hume St, Collingwood, ON, L9Y 1W9, Canada

Phone Number

<http://www.cgmh.on.ca>



The nearest fire station is Collingwood Fire Department

1.09 KM away

Address 45 High St, Collingwood, ON L9Y 4V4

<http://www.collingwood.ca/node/162>

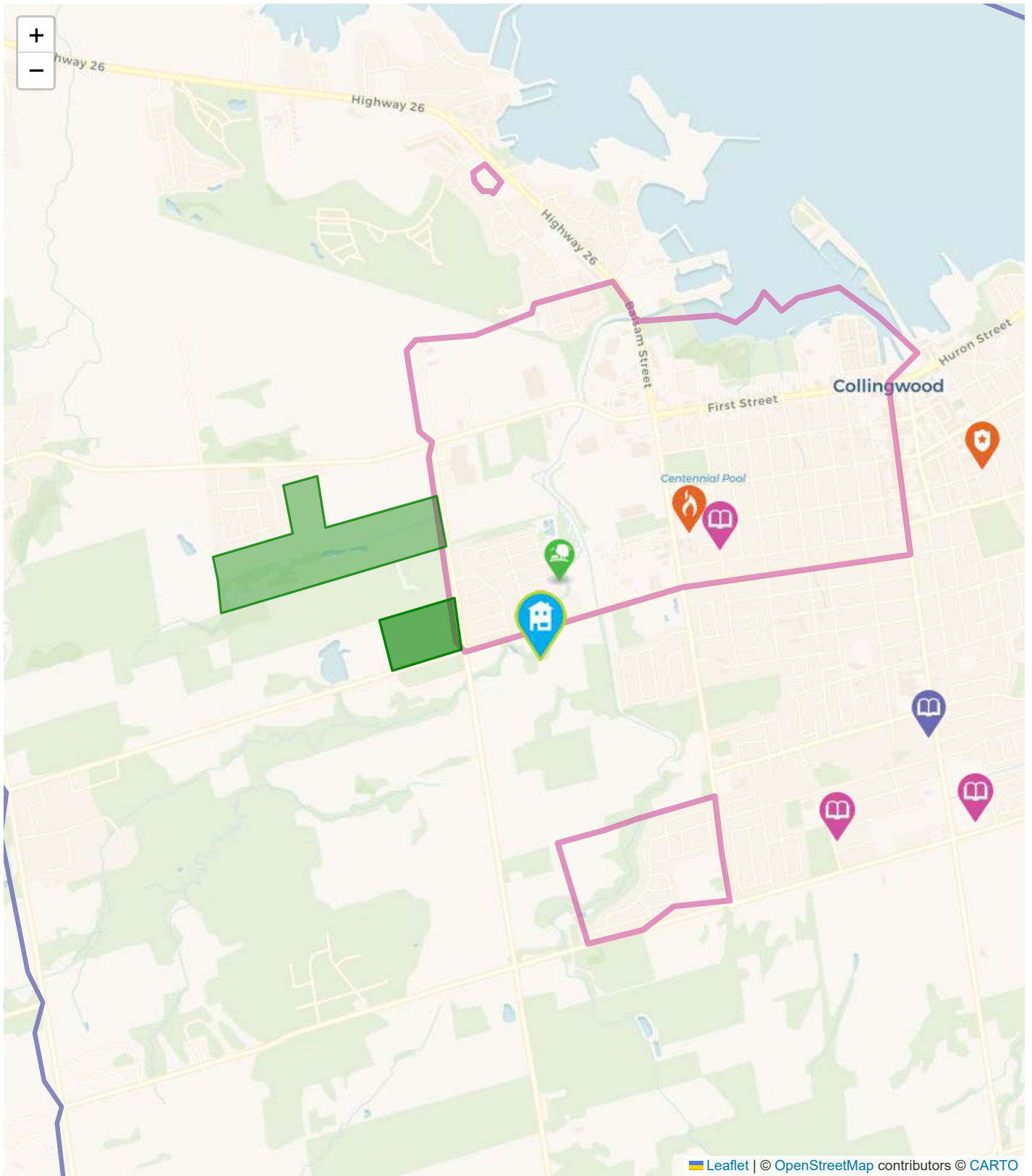


The nearest police facility is Collingwood OPP










2.78 KM away

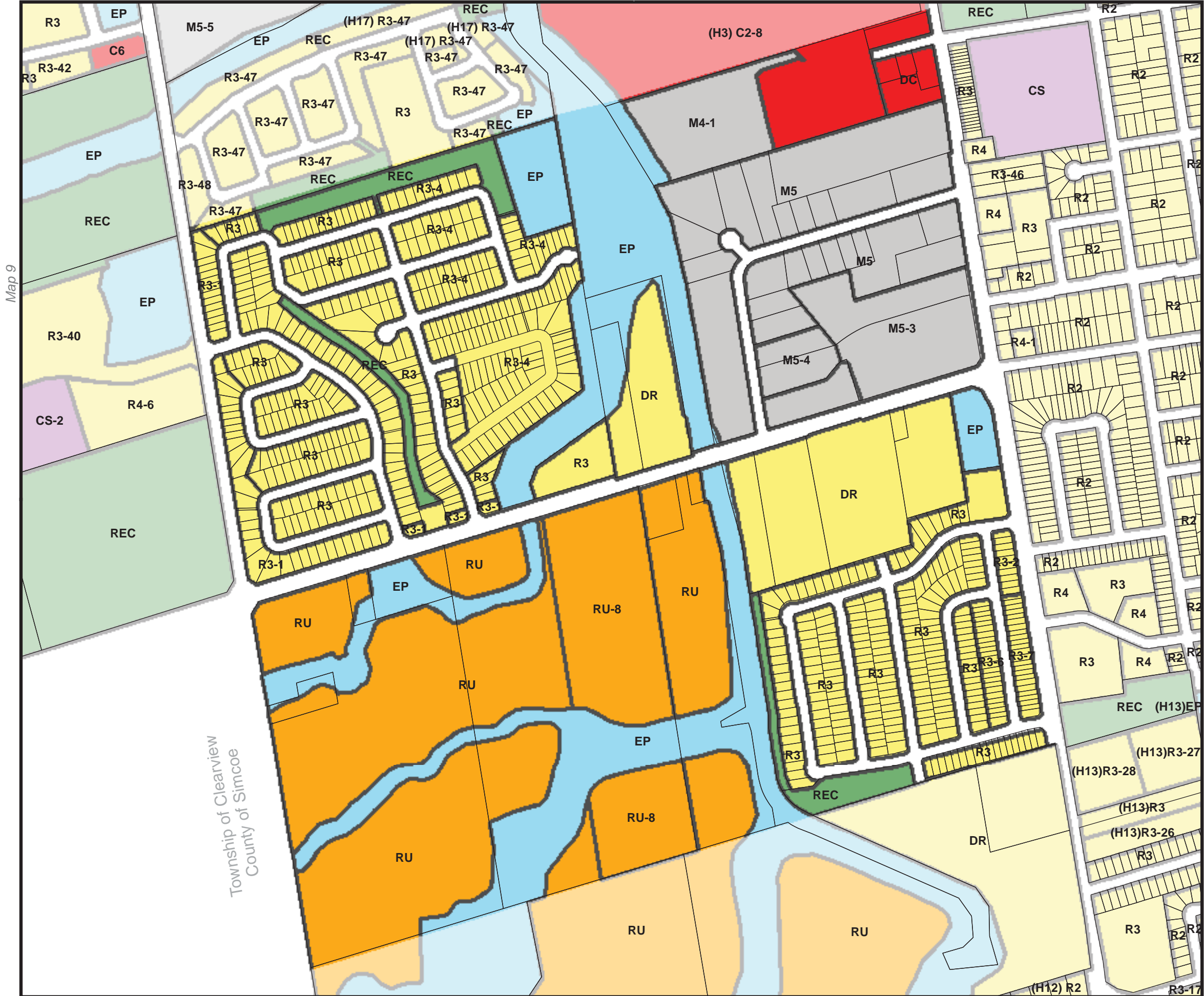
Address 201 Ontario St, Collingwood, ON L9Y 4M4

<http://www.opp.ca/index.php?id=115&lng=en&entryid=569e9a668f94accf35758759>

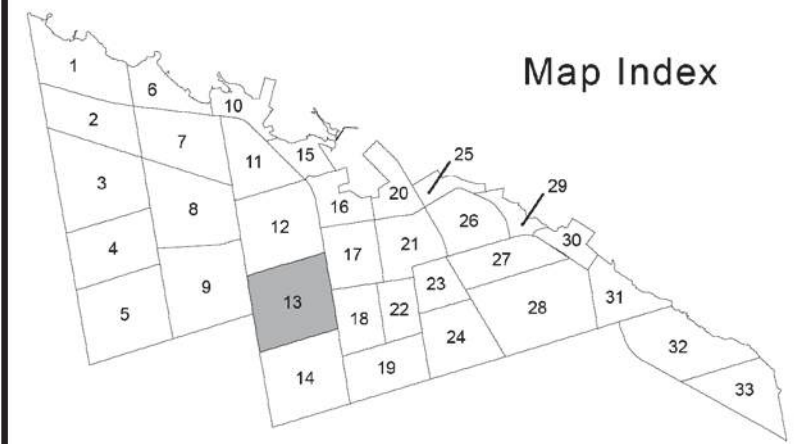


Leaflet | © OpenStreetMap contributors © CARTO

-  Elementary Schools
-  Middle Schools
-  High Schools
-  Transit
-  Safety
-  Elementary Attendance Zone
-  Middle Attendance Zone
-  High Attendance Zone
-  Parks



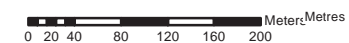
Collingwood Zoning By-Law Schedule 'A' - Map 13



REVISIONS

No.	Date	By-law
1	April 8, 2011	OMB Decision
2	July 8, 2013	By-law No. 2013-060
3	April 30, 2018	By-law No. 2018-028
4		
5		
6		
7		
8		
9		
10		

1:6500



Revised by:
RS

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