



# 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





# COLLABORATIVE REAL ESTATE

KAREN E. WILLISON, RLP LOCATIONS NORTH BROKERAGE

## 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**



2,063 sq. ft.



3 Bed



3 Bath



**KAREN E. WILLISON**  
Sales Representative  
Royal LePage Locations North, Brokerage  
705-888-0075  
kwillison@royallepage.ca



**LARRY MCKENZIE**  
Broker  
Royal LePage Locations North, Brokerage  
519-673-7822  
larry@larrymckenzie.ca

**Property Client Full**

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

Listing

**117 Napier St Collingwood**  
**Active / Residential Freehold / Semi-Detached**

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



**Simcoe/Collingwood/Collingwood**

Tax Amt/Yr: **\$3,183.38/2025** Transaction: **Sale**  
SPIS: **No** DOM: **7**  
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 (S13203914) for a distinctive investment, multi-generational setup, or long-term income opportunity.

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

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

Prepared By: KAREN E WILLISON, REALTOR Salesperson

Date Prepared: 06/03/2026

Rooms

MLS® #: S13203880

Room	Level	Dimensions (Metric)	Dimensions (Imperial)	Bathroom Pieces	Features
Living Room	Main	3.65 M X 4.29 M	11.97 Ft x 14.07 Ft		Crown Moulding, French Doors, Hardwood Floor
Dining Room	Main	4.69 M X 3.49 M	15.38 Ft x 11.45 Ft		Crown Moulding, Gas Fireplace, Hardwood Floor
Kitchen	Main	4.72 M X 3.46 M	15.48 Ft x 11.35 Ft		Tile Floor, W/O To Yard, Wainscotting
Bedroom	Second	3.67 M X 2.86 M	12.04 Ft x 9.38 Ft		Closet, Hardwood Floor
Bedroom	Second	3.2 M X 4.06 M	10.49 Ft x 13.32 Ft		Closet, Hardwood Floor
Office	Second	2.32 M X 2.83 M	7.61 Ft x 9.28 Ft		Hardwood Floor
Laundry	Second	3.69 M X 3.03 M	12.10 Ft x 9.94 Ft		Closet, Hardwood Floor
Primary Bedroom	Third	5.28 M X 7.56 M	17.32 Ft x 24.80 Ft		Hardwood Floor, Vaulted Ceiling, W/I Closet
Utility Room	Lower	5.5 M X 11.4 M	18.04 Ft x 37.40 Ft		
Bathroom	Main			2	
Bathroom	Second			3	
Bathroom	Third			4	

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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	

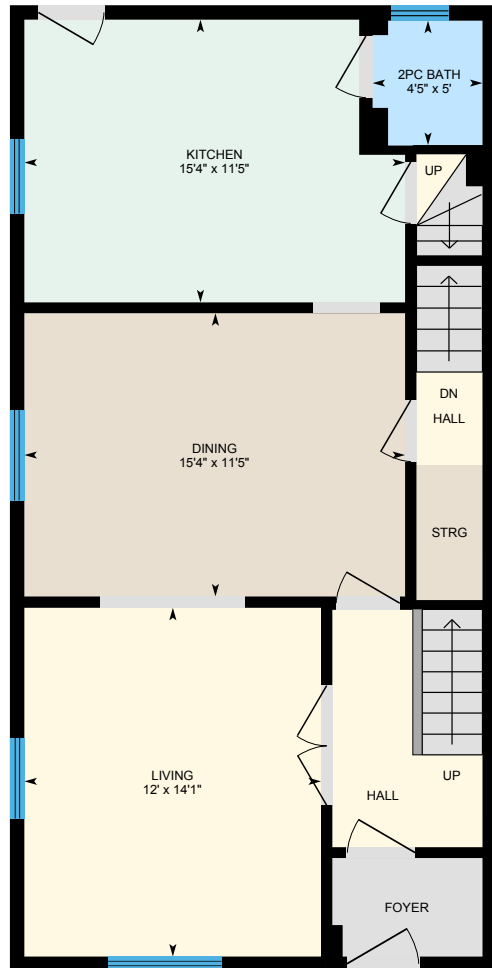
Rental Equipment - NONE

## Additions/Upgrades

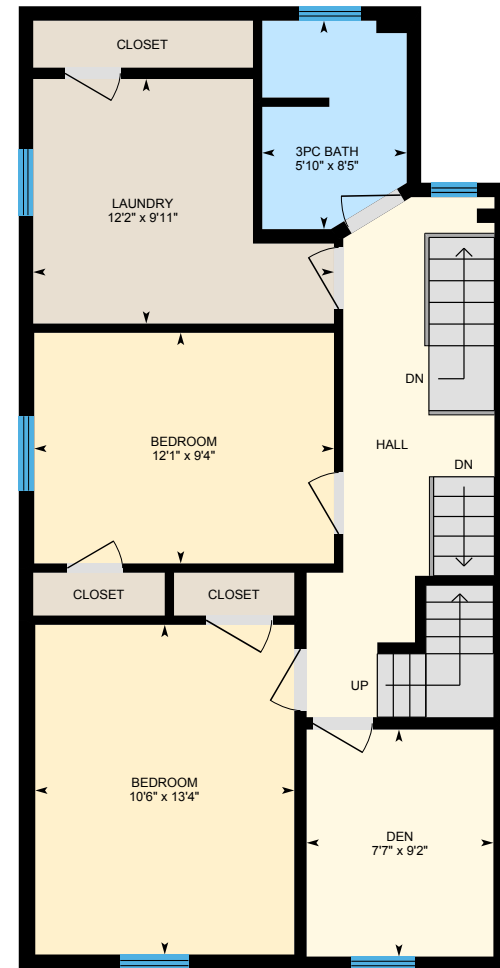
Item	Year	Details/Notes
Porch/eavestroughs	2023	

# 117 Napier St, Collingwood, ON

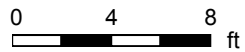
Main Building: Total Exterior Area Above Grade 2051.05 sq ft



**Main Fl**  
Exterior Area 813.45 sq ft

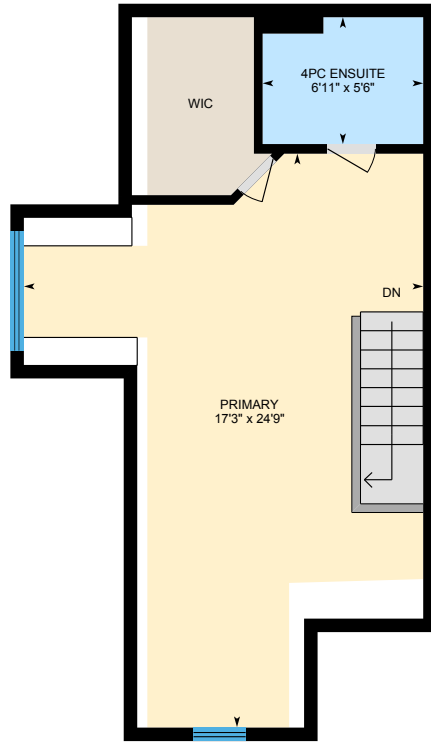


**2nd Fl**  
Exterior Area 790.46 sq ft

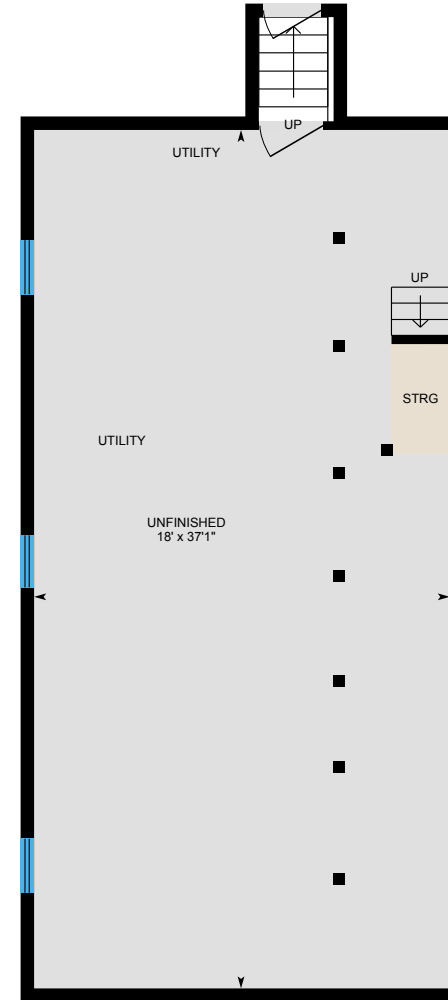
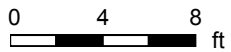


# 117 Napier St, Collingwood, ON

Main Building: Total Exterior Area Above Grade 2051.05 sq ft



**3rd Fl**  
Exterior Area 447.14 sq ft



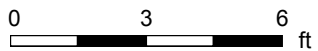
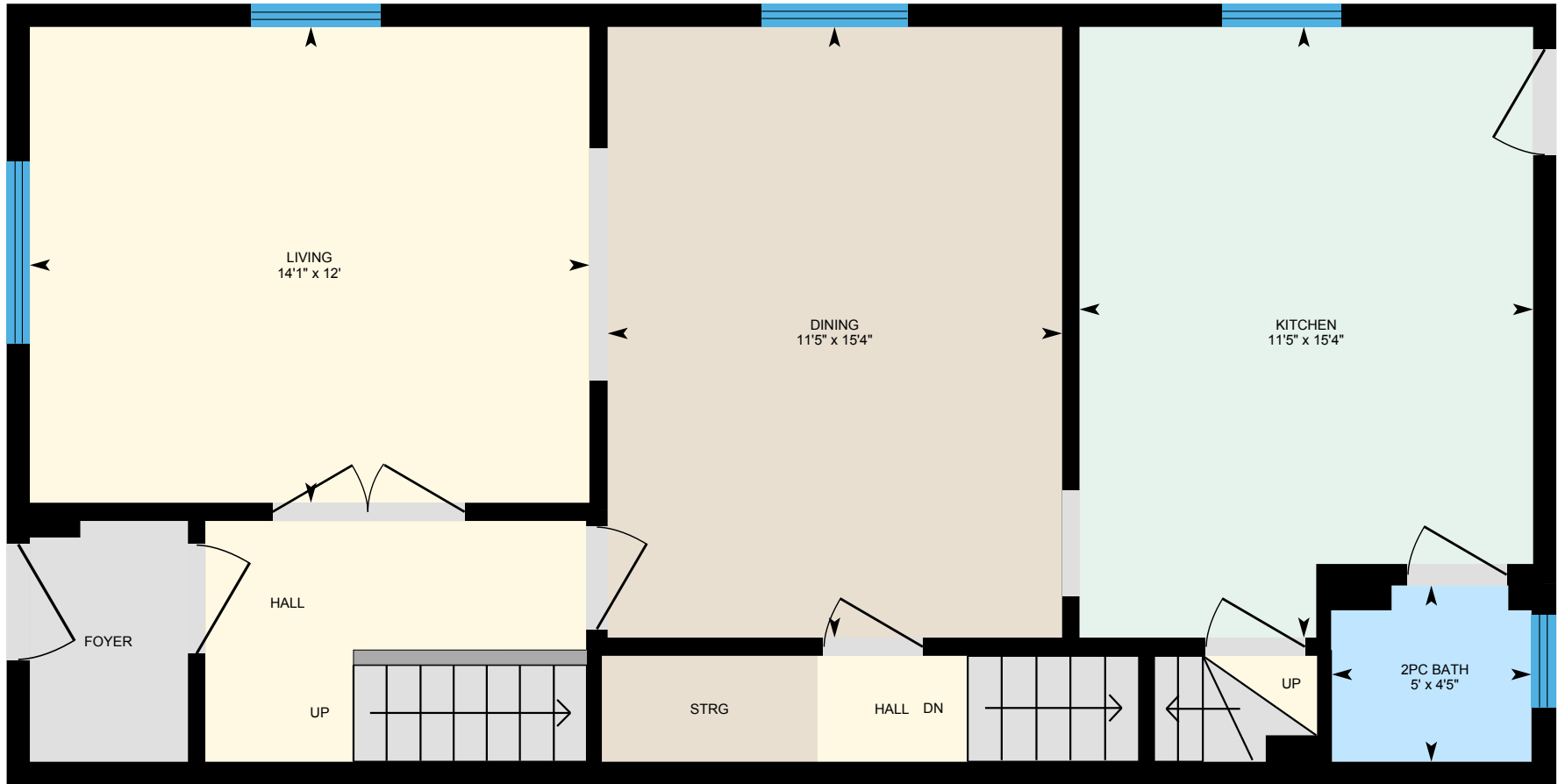
**Lower Level (Below Grade)**  
Exterior Area 776.10 sq ft



PREPARED: 2026/06/03

# 117 Napier St, Collingwood, ON

Main Fl Exterior Area 813.45 sq ft  
Interior Area 698.75 sq ft



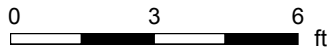
PREPARED: 2026/06/03



White regions are excluded from total floor area in iGUIDE floor plans. All room dimensions and floor areas must be considered approximate and are subject to independent verification.

# 117 Napier St, Collingwood, ON

2nd Fl Exterior Area 790.46 sq ft  
Interior Area 675.01 sq ft

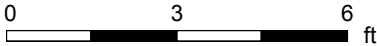
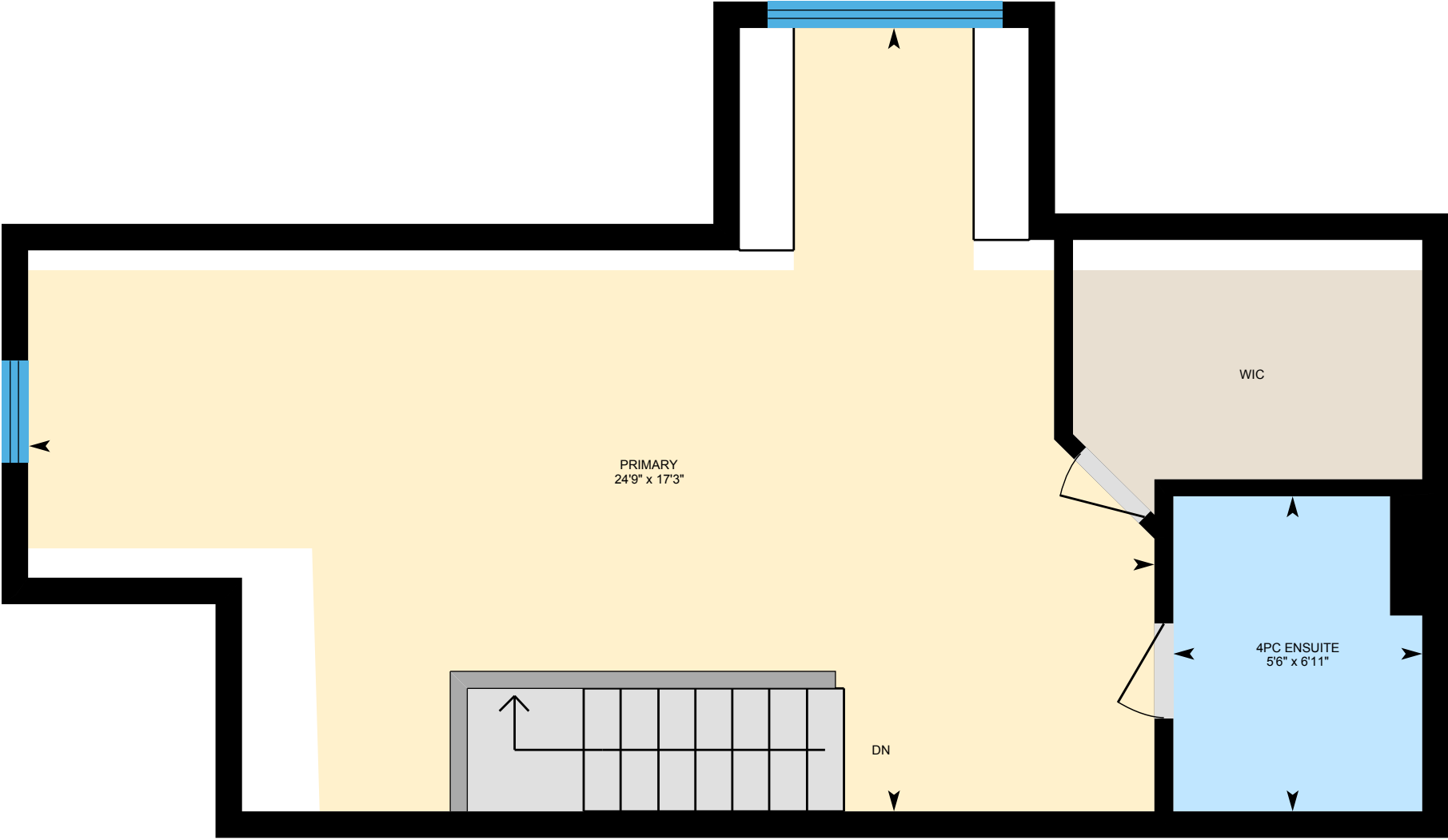


PREPARED: 2026/06/03



# 117 Napier St, Collingwood, ON

3rd Fl Exterior Area 447.14 sq ft  
Interior Area 348.13 sq ft  
Excluded Area 26.41 sq ft



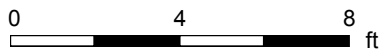
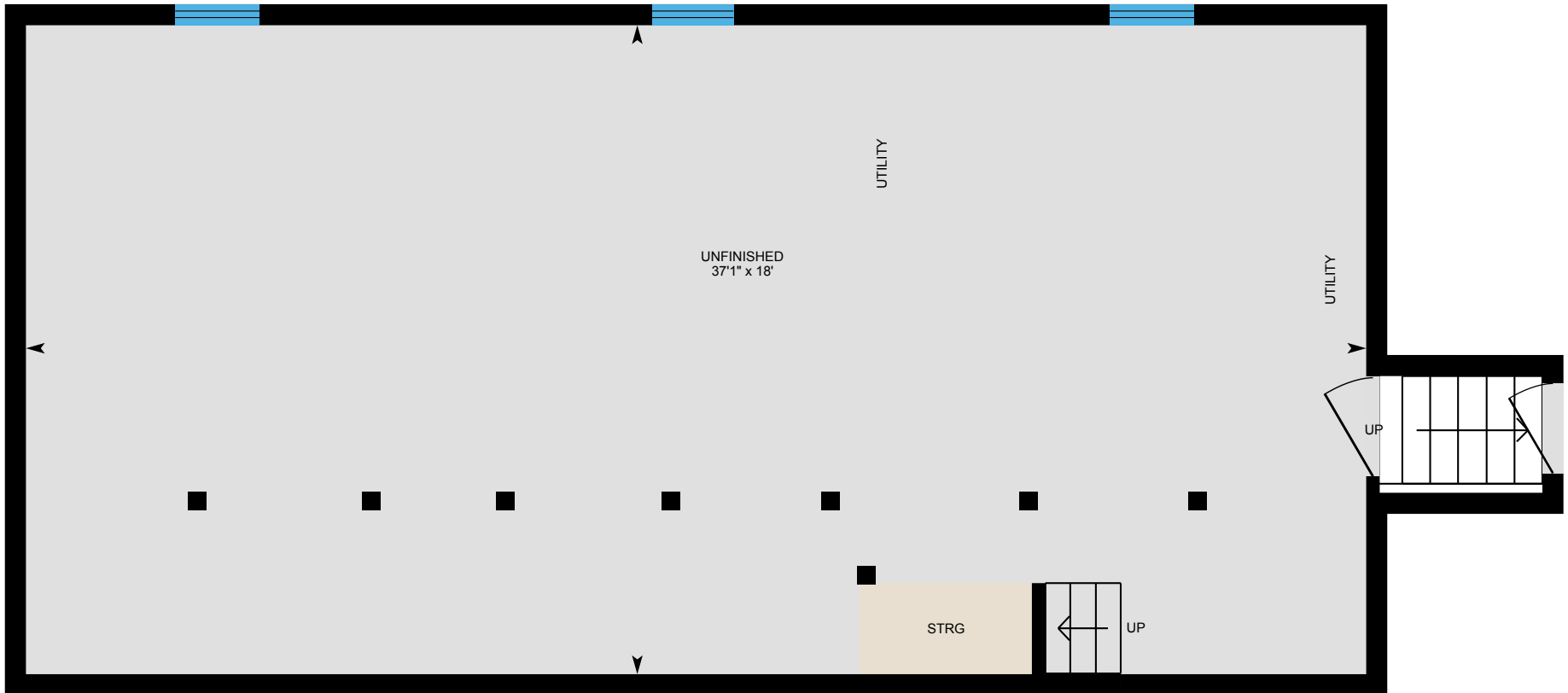
PREPARED: 2026/06/03



White regions are excluded from total floor area in iGUIDE floor plans. All room dimensions and floor areas must be considered approximate and are subject to independent verification.

# 117 Napier St, Collingwood, ON

**Lower Level (Below Grade)** Exterior Area 776.10 sq ft  
Interior Area 665.95 sq ft  
Excluded Area 21.60 sq ft



PREPARED: 2026/06/03



# 117 Napier St, Collingwood, ON

## Property Details

### Room Measurements

Only major rooms are listed. Some listed rooms may be excluded from total interior floor area (e.g. garage). Room dimensions are largest length and width; parts of room may be smaller. Room area is not always equal to product of length and width.

#### Main Building

##### MAIN FL

2pc Bath: 4'5" x 5'

Dining: 15'4" x 11'5"

Kitchen: 15'4" x 11'5"

Living: 12' x 14'1"

##### 2ND FL

3pc Bath: 5'10" x 8'5"

Bedroom: 10'6" x 13'4"

Bedroom: 12'1" x 9'4"

Den: 7'7" x 9'2"

Laundry: 12'2" x 9'11"

##### 3RD FL

4pc Ensuite: 6'11" x 5'6"

Primary: 17'3" x 24'9"

##### LOWER LEVEL

Unfinished: 18' x 37'1"

### Floor Area Information

Floor areas include footprint area of interior walls. All displayed floor areas are rounded to two decimal places. Total area is computed before rounding and may not equal to sum of displayed floor areas.

#### Main Building

##### MAIN FL

Interior Area: 698.75 sq ft

Perimeter Wall Thickness: 12.0 in

Exterior Area: 813.45 sq ft

##### 2ND FL

Interior Area: 675.01 sq ft

Perimeter Wall Thickness: 12.0 in

Exterior Area: 790.46 sq ft

##### 3RD FL

Interior Area: 348.13 sq ft

Excluded Area: 26.41 sq ft

Perimeter Wall Thickness: 12.0 in

Exterior Area: 447.14 sq ft

##### LOWER LEVEL (Below Grade)

Interior Area: 665.95 sq ft

Excluded Area: 21.60 sq ft

Perimeter Wall Thickness: 12.0 in

Exterior Area: 776.10 sq ft

#### Total Above Grade Floor Area, Main Building

Interior Area: 1721.89 sq ft

Excluded Area: 26.41 sq ft

Exterior Area: 2051.05 sq ft

# 117 Napier St, Collingwood, ON

## iGUIDE Method of Measurement

### Definitions

**Interior Area** is a per floor calculation, made by measuring to the inside surface of the exterior walls. The footprint of all interior walls and staircases is typically included.

**Excluded Area** is a sum of the area of all rooms (measured to the inside surface of room walls) that are excluded from the Interior Area for a floor and the footprint of corresponding walls. Prescribed area exclusions can vary from region to region. Examples of exclusions are spaces open to below, garages, cold cellars, crawl and reduced height spaces.

**Exterior Wall Footprint** is the sum of the estimated area of the perimeter wall segments bounding both Interior and Excluded Areas.

**Exterior Area** is a per floor calculation, made by measuring to the outside surface of the exterior walls and is represented by the sum of the Interior Area and the Exterior Wall Footprint.

**Grade** is the ground level at the perimeter of the exterior finished surface of a house. A floor is considered to be above grade if its floor level is everywhere above grade.

**Total Interior Area** is the sum of all Interior Areas.

**Total Excluded Area** is the sum of all Excluded Areas.

**Total Exterior Area** is the sum of all Exterior Areas.

**Finished Area** is a per floor calculation made by adding all enclosed areas in a house that are suitable for year-round use based upon their location, embodying walls, floors, and ceilings and which are similar to the rest of the house. Footprint of walls is attributed to finished area only when the walls are bounding finished areas.

**Unfinished Area** is a per floor calculation made by adding all enclosed areas that do not meet the criteria for Finished Area. Exceptions are outdoor and non-walkable areas, for example porches or areas open to below. Footprint of walls is attributed to unfinished area only when the walls are exclusively bounding unfinished areas.

### Notes

For exterior walls that are adjacent to the outside of the property, where typically only the interior side has measurement data, an estimation of the exterior wall thickness (as directly measured at the property) is used to calculate its footprint. Considerations are not made for varying wall thickness along the perimeter.

### Disclaimer

All dimensions and floor areas must be considered approximate and are subject to independent verification.

### PDF Floor Plans

**A. RECA RMS 2024:** Color is used to indicate all included areas. Excluded and not reported areas are shown in white. Walls are always shown in black.

**B. ANSI Z765 2021:** Color is used to indicate all finished areas. Unfinished and not reported areas are shown in white. Walls are always shown in black.

### More Information About the Standards

**A. RECA RMS 2024:** <https://www.reca.ca/licensees-learners/tools-resources/residential-measurement-standard>

**B. ANSI Z765 2021:** <https://www.homeinnovation.com/z765>



# COLLABORATIVE REAL ESTATE

KAREN E. WILLISON, RLP LOCATIONS NORTH BROKERAGE

## 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

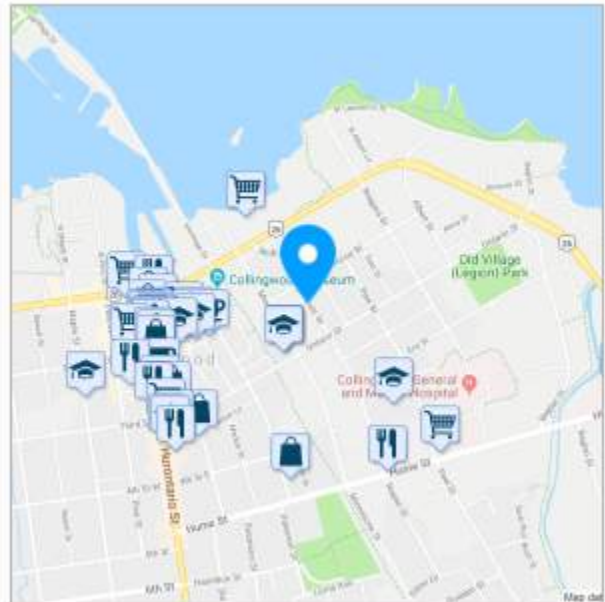
Most errands can be accomplished on foot.

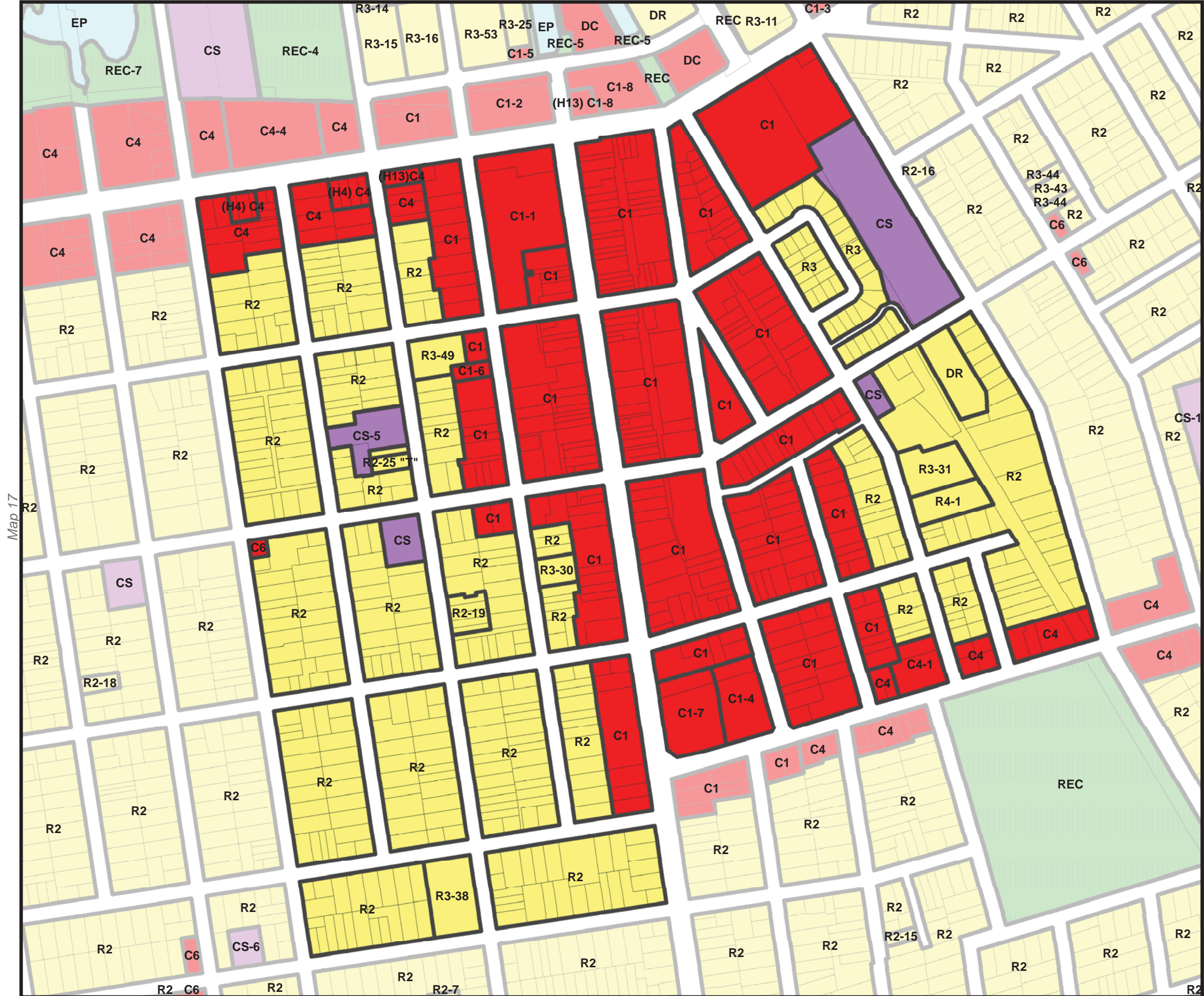
Bike Score  
**85**

### Very Bikeable

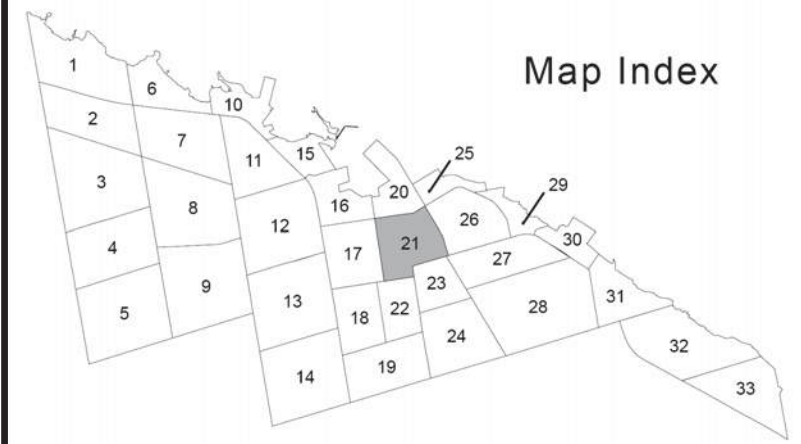
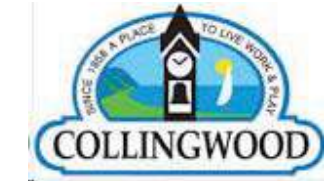
Biking is convenient for most trips.

[About your score](#)





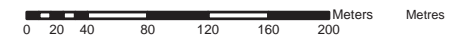
# Collingwood Zoning By-Law Schedule 'A' - Map 21



## 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		

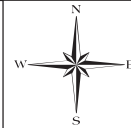
1:5000



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	1
<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\$1010002074000000\$1\$181800\$1\$1\*

\*T\$1010002074000000\$1\$160003\$1\$1\*



**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

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

