



COLLABORATIVE REAL ESTATE

KAREN E. WILLISON, RLP LOCATIONS NORTH BROKERAGE



Listing Information Package

255 Minnesota Street, Collingwood



KAREN E. WILLISON Sales Representative
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LOCATIONS **NORTH**





CollaborativeRealEstate.ca



4598 sq. ft.

489 sq. ft. Garage Studio



6 Bed



4 Bath

1 Bath Garage Studio



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Quick Facts **255 Minnesota Street, Collingwood**

- **Expansive outdoor entertainment area, including pool and hot tub**
- **Extensively landscaped low maintenance yard, including artificial turf in front and rear yards...never mow again!**
- **Exquisite woodwork throughout the home, including both original workmanship in the original part of the home as well as incredible workmanship in the kitchen and other areas that were part of the extension.**
- **Extensive storage throughout the home, especially in the mud room area, which is great for all the winter ski gear.**
- **Audio system, both indoors and outdoors, which is great for flexible entertaining.**
- **6 bedrooms**
- **4 baths**
- **3 bay detached garage (2 cars + workshop) with loft guest suite above with 3 piece bath, kitchen area & fireplace**



KAREN E. WILLISON
 WORKING TOGETHER & HELPING YOU IS WHAT WE DO
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255 MINNESOTA Street, Collingwood, Ontario L9Y 3S4

Client Full
Active / Residential

255 MINNESOTA St Collingwood

MLS® #: 40410550
 Price: **\$3,200,000**



Simcoe County/Collingwood/CW01-Collingwood

3 Storey/House

	Beds	Baths	Kitch
Main		1	1
Second	4	2	
Third	2	1	

Beds (AG+BG): **6 (6 + 0)**
 Baths (F+H): **4 (3 + 1)**
 SF Fin Total: **4,599**
 AG Fin SF Range: **4001 to 5000**
 AG Fin SF: **4,599/Other**
 DOM/CDOM: **0/0**
 Common Interest: **Freehold/None**
 Tax Amt/Yr: **\$9,907.85/2022**

Remarks/Directions

Public Rmks: Enjoy gracious living in this magnificent century home on one of the nicest, most historic streets in the Town of Collingwood. The impressive exterior with its covered porches and fine landscaping is stunning and immaculately cared for, as is the entire property. This is a generational home, with room for extended families, entertaining, and living in a 1904 home with all modern conveniences. Expansive outdoor space with a pool and hot tub, cabana, outdoor shower and so much space to relax and have fun. Inside, both formal and informal dining and living areas invite you to relax by multiple fireplaces, in front of so many beautiful windows. Exquisite woodworking will awe you throughout the home. Beautiful floors, stunning pocket doors, beamed ceilings, stained glass, and the stairs and railings are incomparable. Quality finishes throughout the home include limestone counters, heated floors, and high-end appliances. From the family room, wander to a covered side flagstone porch on the expansive lawn. Or pass through the cozy dining room and exit onto a screened-in porch area. It is a home that invites wandering and exploration. Upstairs is an immense master suite with windows everywhere and lovely silk draperies to make the space completely restful. A full modern bath, walk-in closet and a gas fireplace to curl in front of you want to retreat. Three additional comfortable and bright bedrooms are on this floor as well as a full laundry room. Up the stairs to the third floor and you will find two more bedrooms, a brand new bathroom and a games room. Storage abounds everywhere. Above the separate two-car garage is a space that could be purposed as guest quarters or a studio -- or as a very stylish gym that the current owners have designed. This property is within walking distance to downtown shops and restaurants and easy access to Collingwood's trail system.

Directions: Hurontario Street to Hume Street, turn right (East), Left (North) on Minnesota Street to sign on right.
Cross St: Hume Street

Common Elements

Locker:

Balcony:

Auxiliary Buildings

Building Type	Beds	Baths	# Kitchens	Winterized
Garage	1	1	1	Yes

Exterior

Exterior Feat: Balcony, Hot Tub, Landscape Lighting, Landscaped, Patio(s), Porch, Privacy, Recreational Area, Year Round Living

Construct. Material: Brick, Wood

Shingles Replaced: 2017

Year/Desc/Source: 1904//Estimated

Property Access: Municipal Road, Paved Road

Other Structures: Fence - Full, Shed

Pool Features: Inground

Garage & Parking: Detached Garage//Private Drive Double Wide//Asphalt Driveway

Parking Spaces: 12

Services: Cable TV Available, Cell Service, Electricity, Garbage/Sanitary Collection, High Speed Internet Avail, Natural Gas, Recycling Pickup, Telephone Available

Water Source: Municipal-Metered

Lot Size Area/Units: /

Lot Front (Ft): 106.00

Location: Urban

Foundation: Concrete Block, Stone

Driveway Spaces: 10.0

Water Tmnt: < 0.5

Acres Range: 178.00

Lot Depth (Ft): 177.85ft. x 105.34ft. x 177.85ft. x 106.12ft.

Roof: Asphalt Shingle, Membrane

Prop Attached: Detached

Apx Age: 100+ Years

Rd Acc Fee:

Winterized:

Garage Spaces: 2.0

Sewer: Sewer (Municipal)

Acres Rent:

Lot Shape: Irregular

Land Lse Fee:

Area Influences: Airport, Ample Parking, Beach, Dog Park, Downtown, Golf, Hospital, Library, Marina, Park, Place of Worship, Public Transit, Quiet Area, Rec./Community Centre, School Bus Route, Schools, Shopping Nearby, Skiing

View: **Garden, Pool, Trees/Woods** Retire Com:
 Topography: **Flat** Fronting On: **East**
 Restrictions: Exposure: **West**
 School District: **Simcoe County District School Board, Simcoe Muskoka Catholic District School Board**
 High School: **CCI, Our Lady of the Bay, Pretty River Academy**
 Elementary School: **Connaught PS, Cameron Street PS (FI), St. Mary's, Pretty River Academy**

Interior

Interior Feat: **Accessory Apartment, Auto Garage Door Remote(s), Bar Fridge, Built-In Appliances, Ceiling Fans, Central Vacuum, Skylight, Sump Pump, Water Heater Owned**
 Security Feat: **Carbon Monoxide Detector(s), Smoke Detector(s)**
 Basement: **Crawl Space** Basement Fin: **Unfinished**
 Laundry Feat: **Laundry Room, Sink, Upper Level**
 Cooling: **Ductless**
 Heating: **Fireplace-Gas, Fireplace-Wood, Gas, In-Floor, Radiator**
 Fireplace: **5/Natural Gas, Wood** FP Stove Op: **Yes**
 Inclusions: **Built-in Microwave, Carbon Monoxide Detector, Central Vac, Dishwasher, Dryer, Garage Door Opener, Gas Oven/Range, Hot Tub, Hot Tub Equipment, Hot Water Tank Owned, Pool Equipment, Range Hood, Refrigerator, Smoke Detector, Washer, Window Coverings**
Bar fridge in Kitchen, Bar fridge in Garage Suite, Primary bedroom audio system (Sonos), Audio system in Living Room, pool/ping pong table in 3rd floor Bonus Room (optional), TV mounts in Living Room & Garage Suite, solar and winter pool covers

Property Information

Common Elem Fee: **No** Local Improvements Fee:
 Legal Desc: **PT BLK F PL 144 COLLINGWOOD PT 1, 51R11284; COLLINGWOOD**
 Zoning: **R2** Survey: **Unknown/**
 Assess Val/Year: **\$857,000/2022** Hold Over Days: **120**
 PIN: **582900077** Occupant Type: **Owner**
 ROLL: **433102000117600**
 Possession/Date: **Flexible/** Deposit: **Minimum 5%**

Brokerage Information

List Date: **05/03/2023**
 List Brokerage: **[Royal LePage Locations North \(Collingwood Unit B\) Brokerage](#)**

Source Board: The Lakelands Association of REALTORS®
 Prepared By: Karen E. Willison, Salesperson
 Date Prepared: 05/03/2023

Information deemed reliable but not guaranteed. CoreLogic Matrix
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MLS® #: 40410550

Room	Level	Dimensions	Dimensions (Metric)	Room Features
Kitchen	Main	12' 0" X 17' 3"	3.66 X 5.26	Double sink, Heated Floor, Stone floor
Desc: High end appliances				
Breakfast Room	Main	13' 8" X 13' 8"	4.17 X 4.17	Heated Floor, Stone floor
Dining Room	Main	13' 1" X 16' 2"	3.99 X 4.93	Coffered Ceiling, Hardwood floor, Leaded glass window
Living Room	Main	13' 0" X 13' 7"	3.96 X 4.14	Hardwood floor, Leaded glass window
Sitting Room	Main	10' 7" X 15' 11"	3.23 X 4.85	Fireplace, Hardwood floor, Leaded glass window
Family Room	Main	18' 6" X 17' 11"	5.64 X 5.46	Fireplace, French doors, Hardwood floor, Walkout to Balcony/Deck
Mud Room	Main	13' 10" X 8' 3"	4.22 X 2.51	Stone floor
Bathroom	Main	8' 5" X 4' 10"	2.57 X 1.47	2-Piece, Tile Floors
Storage	Main	4' 10" X 5' 0"	1.47 X 1.52	Hardwood floor
Bedroom Primary	Second	23' 3" X 19' 3"	7.09 X 5.87	Broadloom, Crown Moulding, Fireplace, Heated Floor, Leaded glass window, Walk-in Closet
Primary Ensuite Bathroom	Second	8' 11" X 13' 1"	2.72 X 3.99	4-Piece, Heated Floor, Tile Floors
Bedroom	Second	11' 8" X 15' 10"	3.56 X 4.83	Broadloom, Crown Moulding, Walkout to Balcony/Deck
Bedroom	Second	13' 1" X 14' 1"	3.99 X 4.29	Bay window, Broadloom
Bedroom	Second	11' 4" X 13' 10"	3.45 X 4.22	Crown Moulding, Hardwood floor
Desc: Currently used as an office				
Laundry	Second	8' 11" X 8' 6"	2.72 X 2.59	Linen closet, Tile Floors
Bathroom	Second	8' 11" X 9' 5"	2.72 X 2.87	4-Piece, Tile Floors, Wainscoting
Bedroom	Third	13' 10" X 12' 4"	4.22 X 3.76	Broadloom
Bedroom	Third	12' 0" X 13' 7"	3.66 X 4.14	Broadloom
Bonus Room	Third	21' 0" X 21' 8"	6.40 X 6.60	Balcony/Deck, Broadloom, Fireplace, Skylight
Bathroom	Third	7' 10" X 4' 11"	2.39 X 1.50	3-Piece, Tile Floors
Other	Second	16' 10" X 24' 2"	5.13 X 7.37	Fireplace, Hardwood floor, Open Concept, Vaulted Ceiling
Desc: Garage Studio Suite - Exercise Area				
Other	Second	6' 9" X 8' 3"	2.06 X 2.51	Open Concept, Tile Floors, Vaulted

Desc: **Garage Studio Suite - Kitchen Area**

Other Second 6' 9" X 6' 3"

2.06 X 1.91

Ceiling

**3-Piece, Tile Floors, Vaulted
Ceiling**

Desc: **Garage Studio Suite - Bath**

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Expense/Utility/House Details
255 Minnesota Street, Collingwood, ON L9Y 3S4

House Details

Item	Year	Notes
Year Home was Built	1904	Best of knowledge
Air Conditioner	Hank the Home Specialist	Master - added July 2017 2nd floor - added July 2017
Windows	Heritage & Home Carpentry	Original windows repaired, weight added, storms repaired 2018-2020 House extension added approx 2000. Windows wooden construction.
Roof	AM Roofing	Replaced 2017 with 50 year shingles, house & garage, including skylights on 3rd floor.
Furnace		Unknown

Fees and Utility Costs

Utility	Yearly Cost	Provider
Current Property Taxes	\$9,907.85	Town of Collingwood
Insurance Premium	\$5,824.44	Co-operators
Gas	\$4,500.00	Enbridge
Hydro	\$3,100.00	Epcor
Rental Equipment Contracts	N/A	
Water/Sewer	\$1,600.00	Epcor
Internet/Cable Provider	\$2,700.00	Bell (plus includes landline)
Lawn/Garden Maintenance	\$3,200.00	Clark (incl pool opening/closing + weekly cleaning, plus opening/closing watering system)
Snow Removal	\$650.00	Scott Doyle Landscaping

Appliances

Appliance	Make/Model	Year/Notes
Refrigerator	Sub Zero 632/S	Unknown
Dishwasher	Thermador DWHD649JFP/D5	2017
Stove/Oven	Thermador PRG304GH/22	2017
Beverage Fridge	Sub Zero 249RP	Unknown
Microwave	Panasonic NN-T888S	Unknown
Washer	EFLS617STTO	2018
Dryer	EFMC617STTO	2018

Additions/Upgrades - 1st Floor

Item	Year	Details/Notes
Mudroom - added coat rack / shelf - painted - LED lighting upgrade	2018 2020 2016	Heritage & Home Carpentry MacLean Multi Electric
Family Room - reconfigured cabinetry & painted - rewired TV above fireplace - retiled fireplace - painted - replaced right window - LED lighting upgrade	2020 2020 2020 2020 2016 2016	Cuff Construction Cuff Construction Cuff Construction MacLean Carl Purdy Multi Electric
Kitchen - painted - updated lighting fixtures - LED lighting upgrade - new stove - new dishwasher - built in wine rack	2019 2020 2016 2017 2017 2017	MacLean Shipyard Electric Multi Electric Canadian Appliance Source Canadian Appliance Source Heritage & Home Carpentry
Formal Living Room - windows repaired, weights / functioning - storms repaired - storms painted	2020 2020 2020	Heritage & Home Carpentry Heritage & Home Carpentry Westbrook Painting
Sitting Room - storm repaired - storm painted	2020 2020	Heritage & Home Carpentry Westbrook Painting
Dining Room - updated lighting fixture - LED lighting upgrade - storm repaired	2017 2016 2020	Multi Electric Multi Electric Heritage & Home Carpentry

- storm painted	2020	Westbrook Painting
1st Floor Bathroom - painted	2017	MacLean
Hallway/Foyer - added coat rack - updated lighting fixture - stairs recarpeted - heater added foyer	2018 2020 2020 2019	Heritage & Home Carpentry Shipyard Electric Deans Carpet Pine Ridge Electric
Lower Level - installed sump pump	2017	Hank The Home Specialist

Additions/Upgrades - 2nd Floor

Item	Year	Details/Notes
Hallway 2nd Floor - add air conditioning unit - painted	2017 2021	Hank The Home Specialist Westbrook Painting
2nd Floor Bathroom - updated vanity - painted - windows repaired - windows painted - storms repaired - storms painted	2019 2019 2017 2017 2019 2019	Hank The Home Specialist MacLean Heritage & Home Carpentry MacLean Heritage & Home Carpentry Westbrook Painting
Office/Bedroom - LED lighting upgrade - painted - windows repaired, weights / functioning - windows painted - storms repaired - storms painted	2020 2020 2018 2018 2020 2020	Cuff Construction Cuff Construction Heritage & Home Carpentry MacLean Heritage & Home Carpentry Westbrook Painting
Front Bedroom w/Bay Window - updated lighting/fan fixture - painted - windows repaired, weights / functioning - windows painted - storms repaired - storms painted - recarpeted	2018 2020 2019 2020 2019 2020 2020	Multi Electric MacLean Heritage & Home Carpentry MacLean Heritage & Home Carpentry Westbrook Painting Deans Carpet
Front Bedroom w/Balcony - updated lighting/fan fixture - painted - windows repaired, weights / functioning - windows painted - storms repaired - storms painted - recarpeted	2018 2020 2019 2020 2019 2020 2020	Multi Electric MacLean Heritage & Home Carpentry MacLean Heritage & Home Carpentry Westbrook Painting Deans Carpet
Primary Bedroom - recarpeted - painted windows	2020 2022	Deans Carpet MacLean

- add air conditioning unit - screens added - Sonos audio system installed	2017 2017 2017	Hank The Home Specialist MacLean Huron Audio
Primary Ensuite - painted	2020	MacLean
Laundry - washer/dryer replaced - cabinet / sink updated - new counter - painted - windows repaired, weights / functioning - windows painted - storms repaired - storms painted	2018 2018 2018 2018 2018 2018 2020 2020	Canadian Appliance Source Heritage & Home Carpentry Heritage & Home Carpentry MacLean Heritage & Home Carpentry MacLean Heritage & Home Carpentry Westbrook Painting

Additions/Upgrades - 3rd Floor, Exterior & Garage

Third Floor Bedrooms - recarpeted - painted	2020 2020	Deans Carpet MacLean
Third Floor Bonus Room - recarpeted - painted	2020 2020	Deans Carpet MacLean
Third Floor Bathroom - added bathroom	2020	Cuff Construction
Exterior - Front - new roof house - new skylights - installed electrical to light driveway entry	2017 2017 2020	AM Roofing AM Roofing Shipyard Electric
Exterior - Rear - gutter repairs & downspout added - house & pool house painted - stonework updated rear pathway - stonework updated around pool - hot tub added - hot tub electrical panel - new hot water tank for pool - new salt water system for pool - solar cover - pool house lower boards replaced and blue skin added	2017 2017 2017 2017 2022 2022 2019 2021 2020 2016	Gorilla Gutters Westbrook Painting Kings Stonecraft Kings Stonecraft Clark Pools Shipyard Electric Hank The Home Specialist Clark Pools Kings Stonecraft
Garage (2 car plus workshop) - new roof - added gutter	2016 2017	AM Roofing Gorilla Gutters
Garage Suite - repainted - recarpeted - hot water tank replaced	2020 2020 2019	Westbrook Painting Deans Carpet Hank The Home Specialist

Additional Notes

List of appliances, furniture or chattels included with sale of home

- Audio system in Family Room & Primary bedroom
- Pool/ping pong table in Third Floor Bonus Room (optional)
- TV mounts in Living Room & Garage Studio
- Solar and winter pool covers
- Blinds, drapes and window coverings, all rooms
- Fridge, bar fridge (breakfast room) bar fridge (garage studio), stove, dishwasher, microwave in Kitchen
- Washing machine, dryer in Laundry

Regular service providers include;

Clark Pools - pool & hot tub opening/closing and cleaning

Water Source - annual water filter replacement

Sunset Point Property opening/closing water system

Arbtech - 2 yearly tree maintenance

Huronia - all audio needs

Westbrook Painting - all interior / exterior painting

Heritage & Home Carpentry - all heritage work and small/medium works carpentry

Hank The Home Specialist - hot water, boiler, gas work



The Town of Collingwood

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

TAX NOTICE

Final **2022**
Mailing Date November 17, 2022

Roll No. 4331- 020-001-17600-0000

Mortgage Company:	Mortgage No.
Name and Address	Municipal Address/Legal Description
255 MINNESOTA STREET COLLINGWOOD, ON L9Y 3S4	255 - MINNESOTA ST PLAN 144 PT BLK F RP 51R11284 PART 1

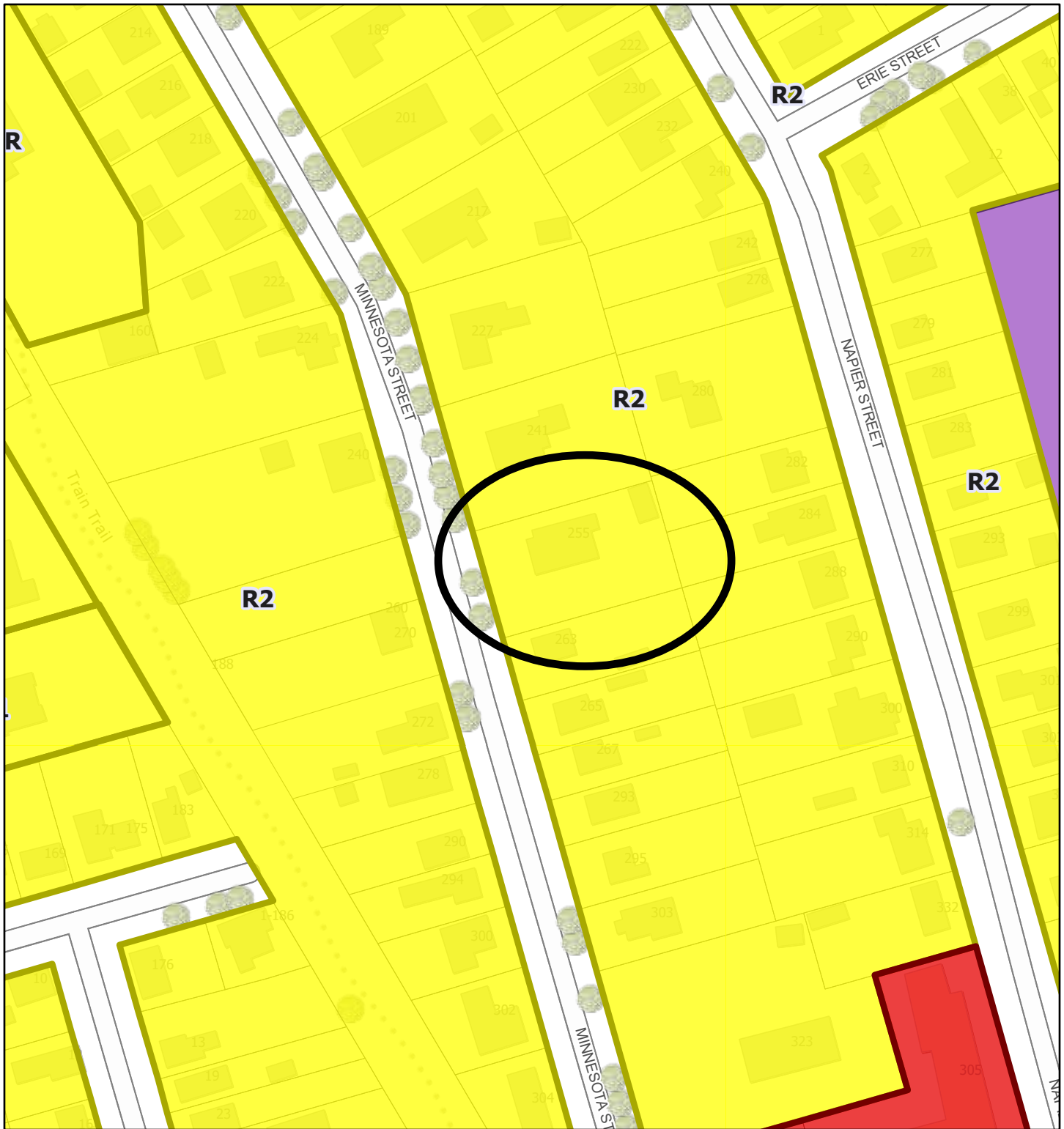
Assessment		Municipal Levy		County Levy		Education Levy	
Class	Value	Class/Educ. Support	Tax Rate(%)	Amount	Tax Rate(%)	Amount	Tax Rate(%) Amount
RTEP	\$ 857,000.00	Res/Farm Tx:Full - EPubSup	0.00718215	\$ 6,155.10	0.00279034	\$ 2,391.32	0.00163000 \$ 1,311.21
RTEP	\$ 857,000.00	Special Capital Levy	0.00005858	\$ 50.20			

Sub Totals >>> **Municipal Levy \$ 6,205.30** **County Levy \$ 2,391.32** **Education Levy \$ 1,311.21**

Special Charges		Installments		Summary	
By Law #	Description	Amt	Exp Year	Due Date	Amount
				8/19/2022	\$ 0.00
				10/21/2022	\$ 0.00
Total Special Charges		\$ 0.00			
				Summary	
				Sub-Total - Tax Levy	\$ 9,907.83
				Special Charges/Credits	\$ 0.00
				2022	\$ 0.00
				Final 2022 Levies	\$ 9,907.83
				Less Interim Tax Notice	\$ 4,839.43
				Past Due Taxes/Credit	(\$ 5,068.40)
				Total Amount Due	\$ 0.00

Please see reverse for pre-authorized payment plan information.

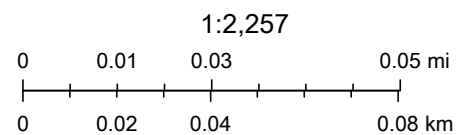
Zoning Map - 255 Minnesota Street



5/1/2023, 11:56:59 AM

Zoning

- COMMERCIAL
- RESIDENTIAL
- COMMUNITY SERVICES
- Parcel Fabric



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