

JUST LISTED

21

Briar Hill at the Nottawasaga Inn

2 Briar Hill Hts #207
Alliston, Ont L9R 2H6
MLS® N12778364



Brian Lafazanos
SALES REPRESENTATIVE
(647) 333-2523



Walkable & Social Lifestyle

\$349,900

- 9 ft ceilings + southwest exposure
- Covered balcony with beautiful afternoon sun
- Peaceful, safe & welcoming community
- Hardwood floors in foyer, kitchen & living room
- Granite countertops + ceramic tile backsplash
- Breakfast bar for casual dining
- Under-cabinet lighting + undermount sink
- GE stainless steel appliances

FEATURES	Bedrooms:	1
	Bathrooms:	1
	Living Area:	663 Sqft
	Parking:	2
	Community:	

Resident community centre that serves as the heart of social life in Briar Hill. enjoy organized activities, games, events, and gatherings.



Call me to view the home, or book an appointment:
www.2BriarHill-207.com

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CENTURY 21 HERITAGE GROUP LTD.
BROKERAGE
35 Victoria Street East #3
Alliston, ON L9R1T3

CENTURY 21.
Canada



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Detailed Feature List

2 Briar Hill Heights, #207, Alliston

Summary:

Welcome to this beautifully maintained 1-bedroom, 663 sq ft condo in a low-rise building completed in 2012, ideally located in the sought-after Briar Hill at the Nottawasaga Inn. Known for its peaceful setting and strong sense of community, this is a place where residents genuinely feel safe, comfortable, and at home. This bright, southwest-facing unit features 9-foot ceilings and an open-concept layout that connects the kitchen, dining, and living areas. Hardwood floors run through the foyer, kitchen, and living room. The living area offers a walk-out to a covered balcony, perfect for enjoying afternoon sun and evening light. The welcoming foyer includes a closet with built-in shelving. The kitchen is well-appointed with quartz countertops, ceramic tile backsplash, breakfast bar, undermount sink, under-cabinet lighting, and GE stainless steel appliances, including a built-in dishwasher. The spacious 4-piece bathroom includes a linen closet and a newer stacked GE washer and dryer (2023). The bedroom features carpeted flooring, a large southwest-facing window, and a walk-in closet. A major highlight is the inclusion of two parking spaces — a rare and valuable feature — along with a separate storage locker. The building also offers the convenience of an elevator. Residents enjoy access to the vibrant Briar Hill Community Centre, offering social activities, clubs, games, and events, while the nearby Nottawasaga Inn Resort & Conference Centre provides golf, fitness facilities, dining, and year-round recreation. A low-maintenance lifestyle in a welcoming, secure community — ideal for first-time buyers or downsizers.

EXTERIOR

- Two surface parking spaces: 2-43, 2-53
- Three story building completed in 2012

BUILDING INTERIOR

- Elevator
- Locker #35 - 2' x 4' Located on Ground Floor
- Garbage shoot – garbage and recycling room

UNIT #207

- 9ft ceilings
- South west exposure
- Foyer closet with built in shelves
- ~663 sqft

- **KITCHEN – 8.6' x 10.17'**
 - Hardwood floor
 - Ceramic backsplash
 - GE Stainless steel appliances – Fridge, stove, dishwasher, built-in microwave.
 - Quartz counters
 - Breakfast bar
 - Under cabinet lighting
 - Undermount sink

- **DINNING ROOM – 11.15' x 12.96'**
 - Hardwood floor
 - Open concept

- **LIVING ROOM – 10.83' x 12.96'**
 - Hardwood floor
 - Open concept
 - Walk out to balcony
 - South view

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- **PRINCIPAL BEDROOM – 9.88' x 13.45'**
 - Carpet floor
 - Walk in closet ~3.01' x 4.10'
 - South view
- **BATHROOM –**
 - Four piece
 - Tub-shower combo
 - Linen closet
 - Stacking washer & dryer – GE (2024)
- **BALCONY –**
 - South west views
 - Only electric BBQ permitted
 - Covered space

INCLUSIONS

- All window coverings, Stacking washer & dryer – GE (2024). GE Stainless steel appliances – Fridge, stove, dishwasher, built-in microwave.

RENTALS

- Water heater - Reliance Home Comfort \$55.30

UTILITIES

- Alectra Utilities \$60.71 Jan, 2026. Enbridge Gas \$42.78 Jan, 2026.

COMMUNITY & LIFESTYLE HIGHLIGHTS

- **VIBRANT SOCIAL HUB – BRIAR HILL COMMUNITY CENTER**
 - A spacious ~16,000 sq ft resident community centre that serves as the heart of social life in Briar Hill. Residents regularly enjoy organized activities, games, events, and gatherings, making it ideal for active adult or downsizer lifestyles.
 - Drop-in friendly with amenities such as a library, billiards, table tennis, darts, and opportunities to socialize over food and beverages — perfect for fostering community connections right at home.
 - Open year-round with a full calendar of programs, clubs, and seasonal events that appeal to a wide range of interests.
- **RESORT-STYLE RECREATION – NOTTAWASAGA RESORT & CONFERENCE CENTRE**
 - Just steps from Briar Hill, the Nottawasaga Inn Resort & Conference Centre complements the community experience with a wealth of premier amenities:
 - Two championship golf courses right on your doorstep for leisure or membership play.
 - A 70,000 sq ft Sports & Leisure Dome featuring a 25 m indoor swimming pool with tropical ambiance, fitness centre, and racquet sports — ideal for year-round activity and wellness.
 - Additional resort offerings include spa services, indoor mini-golf, waterslide fun, banquet and conference facilities, restaurants/bars, and a twin-pad hockey arena and soccer fields, appealing to both residents and guests alike.
- **WALKABLE, LOW-MAINTENANCE LIFESTYLE**
 - The location seamlessly blends quiet residential living with resort-quality amenities, so owners can enjoy social, recreational, and wellness pursuits without leaving the neighbourhood.

Listing N12778364 Preview



2 Briar Hill Heights, 207
 New Tecumseth, ON L9R 2H6
 Residential Condo & Other - Condo Apartment
 For Sale - \$349,900 - New

CENTURY 21 HERITAGE GROUP LTD.
 (905-936-2121)
 BRIAN LAFAZANOS, Salesperson (647-333-2523)

Location

ASSESSMENT ROLL #	432404000534098	CONDO REGISTRY OFFICE	SSCC
PIN#	593860075	CONDO CORP #	386
AREA	Simcoe	LVL	2
MUNICIPALITY	New Tecumseth	UNIT #	207
COMMUNITY	Rural New Tecumseth	WATERFRONT YES/NO	No
BLDG. NAME	Renaissance II	DIR.S	C.W Leach Rd to Briar Hill Heights
PROP. MGMT. CO.	Laker Property Mgmt	MAIN CROSS STREETS	Sunset/Briar Hill Heights

Amounts/Dates

HST APPLICABLE TO SALE PRICE	Not Subject to HST	POSSESSION DATE/TYPE	April 30, 2026 / Flexible
TAXES/YEAR	\$1,879.24 / 2025	HOLDOVER DAYS	90
CONTRACT COMMENCEMENT	February 11, 2026	MAINT.	\$911.65
EXPIRY DATE	April 30, 2026	SELLER NAME	Christine Hoy

Exterior

STYLE	Apartment	BALCONY	Open
VIEW	Skyline	RETIREMENT COMMUNITY	Yes
EXTERIOR	Brick	PHYS. HANDICAP-EQUIPPED	Yes
EXTERIOR FEATS.	Porch, Recreational Area	SPECIAL DESIGNATION	Unknown
GARAGE/TYPE	No / None	APPROX. SQUARE FOOTAGE	600-699
GARAGE PARKING SPACES	0	SQFT SOURCE/COMMENT	mpac
PARKING/DRIVE	Private	ABOVE GRADE FINISHED SQFT	663
DRIVE PARKING SPACES	0	ABOVE GRADE FINISHED SQFT	MPAC
TOTAL PARKING SPACES	2	SOURCE	
PARKING TYPE 1	Exclusive	PROP. FEATS./AREA INFLUENCES	Golf, Rec./Commun.Centre, Hospital, River/Stream
PARKING SPOT 1	43	BLDG. AMENITIES	Gym, Party Room/Meeting Room, Recreation Room, Club House, Elevator
PARKING TYPE 2	Exclusive	SURVEY TYPE	Unknown
PARKING SPOT 2	53	INCLUDED IN MAINT. COSTS	Water Included, Common Elements Included
EXPOSURE	South		

Interior

# OF ROOMS	4	AIR CONDITIONING	Central Air
# OF BEDROOMS	1	PETS PERMITTED	Yes-with Restrictions
# OF KITCHENS	1	LAUNDRY LVL	Main Level
# WASHROOMS/PCS	1 / 4	LAUNDRY FEATS.	Ensuite
LVL	Flat	ELEVATOR/LIFT	Yes
INTERIOR FEATS.	Intercom	LOCKER/LVL/UNIT	Exclusive / Grd 35
FAMILY ROOM/BONUS ROOM	No	LOCKER #	35
BASEMENT	None	UNDER CONTRACT	Hot Water Tank-Gas
FIREPLACE/STOVE	No		
HEAT SOURCE	Gas		
HEAT TYPE	Forced Air		

Rooms/Detail

	ROOM LVL	ROOM TYPE	LENGTH	WIDTH	DESC. 1	DESC. 2	DESC. 3
1	Flat	Kitchen	2.7	3.1	Hardwood Floor	Granite Counters	Ceramic Backsplash
2	Flat	Dining Room	3.4	3.95	Hardwood Floor	Combined w/Living	Open Concept
3	Flat	Living Room	3.3	3.95	Hardwood Floor	W/O To Balcony	Open Concept
4	Flat	Primary Bedroom	3.01	4.1	Broadloom	Walk-In Closet(s)	SW View

Comments

REMARKS FOR CLIENTS

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OFFER REMARKS

Please attach Schedule B to all offers.

RENTAL ITEMS/UNDER

CONTRACT

Water Heater - Reliance Home Comfort \$55.30

Other

LISTING BROKERAGE	CENTURY 21 HERITAGE GROUP LTD.	DISPLAY ADDRESS ON INTERNET	Yes
SALESPERSON 1	BRIAN LAFAZANOS, Salesperson	DISTRIBUTE TO DDF/IDX	Yes
SALESPERSON 1 PHONE #	647-333-2523	PERMISSION TO CONTACT	No
SALESPERSON 1 EMAIL	brian.lafazanos@century21.ca	BROKER TO ADVERTISE	
CMSN. TO CO-OP. BROKERAGE	2.5%	REALTOR SIGN ON PROP.	No
SELLER PROP. INFO STATEMENT	No	SHOWING REQUIREMENTS	Lockbox, Showing System
STATUS CERTIFICATE	No	OCCUPANCY	Owner
DISTRIBUTE TO INTERNET	Yes	CONTACT AFTER EXPIRED	No
UNBRANDED VIRTUAL TOUR URL	https://youtu.be/KRVfivA9PV0		
BRANDED VIRTUAL TOUR URL 1	https://youtu.be/KRVfivA9PV0		
ADDITIONAL PICTURES URL	http://www.2BriarHill-207.com/		

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2 Briar Hill Heights #207, Alliston – Floor Plan

