



**2 Briar Hill Hts 207**  
**New Tecumseth Ontario L9R 2H6**  
 New Tecumseth Rural New Tecumseth Simcoe  
**Taxes:** \$1,879.24/2025 **Last Status:** NEW  
**SPIS:** N **DOM:** 0  
**Condo Apt:** Apartment **Rms:** 4  
**Level:** 2 **#Shares%:** **Bedrooms:** 1  
**Unit#:** 207 **Locker#:** 35 **Washrooms:** 1  
**Corp#:** SSSC / 386 **Locker Level:** Grd 1x4xFlat  
**Zoning:** **Locker Unit#:** 35  
**Dir/Cross St:** Sunset/Briar Hill Heights  
**Directions:** C.W Leach Rd to Briar Hill Heights  
**Prop Mgmt:** Laker Property Mgmt

**MLS#:** N12890914 **Sellers:** Christine Hoy **Contact After Exp:** N  
**Holdover:** 90 **Possession:** Flexible **Date:** 05/28/2026 **Occup:** Owner  
**Status Cert:** N  
**Bldg Name:** Renaissance ii **PIN#:** 593860075 **ARN#:** 432404000534098  
**Additional PIN#:**

<p><b>Kitchens:</b> 1  <b>Fam Rm:</b> N  <b>Basement:</b> None  <b>Fireplace/Stv:</b> N  <b>Heat:</b> Forced Air / Gas  <b>Apx Age:</b>  <b>Apx Sqft:</b> 600-699  <b>Sqft Source:</b> Mpac  <b>Above Grade Finished SqFt:</b> 663  <b>Above Grade Finished SqFt Source:</b> MPAC  <b>Survey Type:</b> None  <b>Exposure:</b> S  <b>View:</b> Skyline, City  <b>Assessment:</b>  <b>Spec Desig:</b> Unknown  <b>Phys Hdp-Eqp:</b>  <b>Prop Features:</b> Ensuite Laundry, Golf, Hospital, Pets Allowed with Restrictions, Rec Centre, River/Stream  <b>Under Contract:</b> Hot Water Tank-Gas  <b>HST Applicable to:</b> Not Subject to HST  <b>Sale Price:</b></p>	<p><b>Pets Perm:</b> Yes-with Restrictions  <b>Locker:</b> Exclusive  <b>Maint:</b> \$911.65  <b>A/C:</b> Central Air  <b>Central Vac:</b> N  <b>UFFI:</b>  <b>Elev/Lift:</b> Y <b>Garage:</b> N  <b>Retirement:</b> Y  <b>Taxes Incl:</b> <b>Water Incl:</b> Y  <b>Heat Incl:</b> <b>Hydro Incl:</b>  <b>Cable TV Incl:</b> <b>CAC Incl:</b>  <b>Bldg Ins Incl:</b> <b>Prkg Incl:</b>  <b>Com Elem Incl:</b> Y  <b>Cert Level:</b> <b>Energy Cert:</b>  <b>GreenPIS:</b>  <b>Exterior Feat:</b> Porch, Recreational Area  <b>Interior Feat:</b> Intercom</p>	<p><b>Balcony:</b> Open  <b>Ens Lndry:</b> Y  <b>Lndy Lev:</b> Main  <b>Exterior:</b> Brick  <b>Gar/Gar Spcs:</b> None / 0  <b>Park/Drive:</b> Private  <b>Park Type:</b> Exclusive / Exclusive  <b>Park/Drv Spcs:</b> 2  <b>Tot Pk Spcs:</b> 2  <b>Pk Spot#:</b> 43  <b>Pk Spot#:</b> 53  <b>Prk \$/Mo:</b>  <b>Prk Lev/Unit:</b>  <b>Bldg Amen:</b>                  Gym, Party/Meeting Room, Recreation Room, Club House, Elevator</p>
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#	Room	Level	Length (ft)	Width (ft)	Description
1	Kitchen	Flat	8.86	x 10.17	Hardwood Floor Granite Counter Ceramic Back Splash
2	Dining	Flat	11.15	x 12.96	Hardwood Floor Combined W/Living Open Concept
3	Living	Flat	10.83	x 12.96	Hardwood Floor W/O To Balcony Open Concept
4	Prim Bdrm	Flat	9.88	x 13.45	Broadloom W/I Closet Sw View

**Client Remks:** 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. Maintenance fees: \$911.65

**Extras:**  
**Inclusions:** All window coverings, Stacking washer & dryer - GE (2024). GE Stainless steel appliances - Fridge, stove, dishwasher, built-in microwave. Three bar stools.  
**Exclusions:**  
**Rental Items:** Water Heater - Reliance Home Comfort \$55.30