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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.