

JUST LISTED

21

# Briar Hill at the Nottawasaga Inn

2 Briar Hill Hts #207  
Alliston, Ont L9R 2H6  
MLS® N13109876



**Brian Lafazanos**  
SALES REPRESENTATIVE  
**(647) 333-2523**



## Walkable & Social Lifestyle

**\$329,900**

- 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

<b>FEATURES</b>	<b>Bedrooms:</b>	1
	<b>Bathrooms:</b>	1
	<b>Living Area:</b>	663 Sqft
	<b>Parking:</b>	2
	<b>Community:</b>	

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](http://www.2BriarHill-207.com)

**Brian Lafazanos**  
SALES REPRESENTATIVE  
[brian.lafazanos@century21.ca](mailto:brian.lafazanos@century21.ca)  
[brian-lafazanos.c21.ca](http://brian-lafazanos.c21.ca)  
**(647) 333-2523**

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

**CENTURY 21.**  
Canada



Not intended to solicit properties currently listed for sale or buyers under contract. The trademarks REALTOR®, REALTORS® and the REALTOR® logo are controlled by The Canadian Real Estate Association (CREA) and identify real estate professionals who are members of CREA. Used under license. The trademarks MLS®, Multiple Listing Service® and the associated logos identify professional services rendered by REALTOR® members of CREA to effect the purchase, sale and lease of real estate as part of a cooperative selling system. Used under license. Independently Owned and Operated. ®/™ trademarks owned by Century 21 Real Estate LLC used under license or authorized sub-license. © 2026 Century 21 Canada Limited Partnership. ©2026 MoxiWorks.



**Brian Lafazan** – Sales Rep  
brian.lafazan@c21.ca  
C: 647-333-2523  
www.brianlaf.com

## 2 Briar Hill Heights #207, Alliston – Floor Plan



**Brian Lafazan** – Sales Rep  
brian.lafazan@c21.ca  
C: 647-333-2523  
www.brianlaf.com

### 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



**Brian Lafazanos** – Sales Rep  
brian.lafazanos@c21.ca  
C: 647-333-2523  
www.brianlaf.com

- **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 N13109876 Preview

2 Briar Hill Heights, 207  
 New Tecumseth, ON L9R 2H6  
 Residential Condo & Other - Condo Apartment  
 For Sale - \$329,900 - New

CENTURY 21 HERITAGE GROUP LTD. (905-775-5677)  
 BRIAN LAFAZANOS, Salesperson (647-333-2523)

## Location

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

## Amounts/Dates

HST APPLICABLE TO SALE PRICE	Not Subject to HST	POSSESSION DATE/TYPE	June 30, 2026 / Flexible
TAXES/YEAR	\$1,879.24 / 2025	HOLDOVER DAYS	90
CONTRACT COMMENCEMENT	May 11, 2026	MAINT.	\$911.65
EXPIRY DATE	July 31, 2026	SELLER NAME	Christine Hoy

## Exterior

STYLE	Apartment	BALCONY	Open
VIEW	Skyline, City	RETIREMENT COMMUNITY	Yes
EXTERIOR	Brick	SPECIAL DESIGNATION	Unknown
EXTERIOR FEATS.	Porch, Recreational Area	YEAR BUILT	2011
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	2	ABOVE GRADE FINISHED SQFT SOURCE	MPAC
TOTAL PARKING SPACES	2	PROP. FEATS./AREA INFLUENCES	Golf, Rec./Commun.Centre, Hospital, River/Stream
PARKING TYPE 1	Exclusive	BLDG. AMENITIES	Club House, Elevator, Party Room/ Meeting Room, Recreation Room
PARKING SPOT 1	43	SURVEY TYPE	None
PARKING TYPE 2	Exclusive	INCLUDED IN MAINT. COSTS	Water Included, Common Elements Included
PARKING SPOT 2	53		
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.	Carpet Free	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	2.7m	3.1m	Hardwood Floor	Granite Counters	Ceramic Backsplash
2	Flat	Dining Room	3.4m	3.95m	Hardwood Floor	Combined w/Living	Open Concept
3	Flat	Living Room	3.3m	3.95m	Hardwood Floor	W/O To Balcony	Open Concept
4	Flat	Primary Bedroom	3.01m	4.1m	Broadloom	Walk-In Closet(s)	SW View

## Comments

### REMARKS FOR CLIENTS

Welcome to this beautifully maintained 1-bedroom condo in a low-rise building completed in 2011, 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, water included.

### INCLUSIONS

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

### RENTAL ITEMS/UNDER

### CONTRACT

Water Heater - Reliance Home Comfort \$55.30

### Other

LISTING BROKERAGE	CENTURY 21 HERITAGE GROUP LTD.	DISTRIBUTE TO INTERNET	Yes
SALESPERSON 1	BRIAN LAFAZANOS, Salesperson	DISPLAY ADDRESS ON INTERNET	Yes
SALESPERSON 1 PHONE #	647-333-2523	DISTRIBUTE TO DDF/IDX	Yes
SALESPERSON 1 EMAIL	brian.lafazan@century21.ca	PERMISSION TO CONTACT	No
CMSN. TO CO-OP. BROKERAGE	2.5	BROKER TO ADVERTISE	
SELLER PROP. INFO STATEMENT	No	SHOWING REQUIREMENTS	Lockbox, Showing System
STATUS CERTIFICATE	No	OCCUPANCY	Owner
UNBRANDED VIRTUAL TOUR URL	<a href="https://youtu.be/KRVfnvA9PV0">https://youtu.be/KRVfnvA9PV0</a>	CONTACT AFTER EXPIRED	No
UNBRANDED VIRTUAL TOUR URL	1		
UNBRANDED VIRTUAL TOUR URL	2		
	<a href="https://youtu.be/KRVfnvA9PV0">https://youtu.be/KRVfnvA9PV0</a>		
BRANDED VIRTUAL TOUR URL 1			
BRANDED VIRTUAL TOUR URL 2			



SIMCOE STANDARD CONDOMINIUM CORPORATION NO. 386  
**Re: Fiscal Budget November 1<sup>st</sup>, 2025 – October 31<sup>st</sup>, 2026**

October 10, 2025

To All Owners of SSCC 386,

Dear Christine Hoy  
Unit 2 Briar Hill Heights, Unit 207

Your Board of Directors have been working diligently on your behalf and has approved the Budget for the 2025/2026 fiscal period. Enclosed is a copy for your records.

After careful consideration, the common element fee increase is approximately 2% for the new fiscal period. The largest expenses remain as utilities, payments to the Residential Servicing Organization and the mandatory contribution to the Reserve Fund, for future major repairs and replacements of the common elements.

Your new monthly common element fee effective November 1<sup>st</sup>, 2025, is: \$911.65 .

The Budget reflects a total Operating Cost of **\$350,845** and we have applied \$2669 of operating surplus to offset some of the increase. The budget is broken down as follows:

**Administration \$4,786** - Includes Annual General Meeting Costs, Fiscal Year-End Audit Fees, Bank Charges, Community Centre Levy (previously charged through the BHRSO budget), Condominium Authority of Ontario fees, Legal allowance, Postage/Mailings.

**Contracts- \$74,734** – Includes Landscaping, Turf Management & Property Management Fees.

**Insurance - \$12,431** – We achieved a significant reduction last year and it has stabilized, and we were able to budget the same for the fiscal period this year, as we just received a favourable renewal.

**Repairs & Maintenance \$10,700** – General Allowance for maintenance items in the common areas such as, Window Cleaning, General maintenance and any additional landscape items not covered under the Contract. The eaves trough cleaning is removed for the coming year, as this item is dependent on when it is needed and may not be budgeted for every year.

**Utilities \$34,700** – Gas, Hydro, Telephone/Internet charges

**Other Expenses \$2,000** – Shared expenses with the neighbouring Condominium Corporation for off-site snow removal.

3-239 Broadway, Orangeville ON L9W 1K4

Bus: (705)250-9535

[www.lakerpm.com](http://www.lakerpm.com)





**Residential Servicing Organization \$88,062** - BHRSO Repairs & Maintenance, Community Centre Construction Costs, Capital Costs and Private Servicing Systems Lease.

**Transfers \$126,101** – Reserve Fund Contribution as per the draft study that is currently being formally approved. The Reserve Fund Study and as required under the Condominium Act. This is the largest contributor to the increase in the budget for the upcoming year, as it is required to properly plan for the future major repairs and replacements of the common elements.

We hope this detailed information, explains how the budget was determined and that you have a full understanding of the financial needs of the Condominium Corporation.

If you are currently set up on pre-authorized debit, everything will remain the same. If you pay by cheque, please provide new 12-month postdated cheques commencing on November 1<sup>st</sup>, 2025. During the mail strike we would recommend sending the cheques by courier or considering changing to pre-authorized payment.

Should you have any questions, please feel free to contact our office.

Sincerely,  
Laker Property Management Ltd.

A handwritten signature in black ink that reads "Jessica Laker".

Jessica Laker, R.C.M, OLCM  
Senior Property Manager  
As agents for and on behalf of SSCC 386

3-239 Broadway, Orangeville ON L9W 1K4

Bus: (705)250-9535

[www.lakerpm.com](http://www.lakerpm.com)



Canadian  
Condominium  
Institute



Institut  
canadien des  
condominiums

Huron Chapter



ACMO  
Corporate Member



Proud 2025 Member of the

**FINAL BUDGET SSCC 386**  
**November 1 2025-October 31 2026**

Acct Code	2024/2025 Final Budget	2025-2026 Final
<b><u>Revenues</u></b>		
4010 Common Element Fees \$	343,966	\$ 350,845
4370 Interest Income		
Operating Surplus		2,669
<b>Total Revenues</b>	<b>343,966</b>	<b>353,514</b>
<b><u>Expenses</u></b>		
<b><u>Administration</u></b>		
5035 Audit	\$2,938	\$2,938
5050 Bank Charges	480	480
5065 CAO Fees	384	384
5075 BHCC Levy	384	384
5175 Office	700	600
<b>Subtotal for Administration</b>	<b>4,886</b>	<b>4,786</b>
<b><u>Contracts</u></b>		
5315 Cleaning Janitorial	10,323	10,509
5320 Elevator Contract	9,137	8,956
5325 Elevator Monitoring	407	407
5355 Fire Protection Contract	2,500	2,625
5370 Garbage Disposal Contract	7,800	7,800
5380 HVAC Contract	1,500	1,500
5410 Management Fees	16,055	16,489
5435 Property Maintenance Contract	25,695	25,848
5462 Turf Management	500	600
<b>Subtotal for Contracts</b>	<b>73,916</b>	<b>74,734</b>
<b><u>Insurance</u></b>		
5515 Insurance Premium	11,809	12,431
<b>Subtotal for Insurance</b>	<b>11,809</b>	<b>12,431</b>



<b><u>Repairs &amp; Maintenance</u></b>		
6220 Fire Protection R&M	1,000	1,000
6300 General Building R&M	5,000	2,500
6335 HVAC R&M	1,000	1,000
6375 Landscaper R&M	2,000	3,000
6485 Plumbing R&M	1,000	1,000
6695 Window Cleaning	2,200	2,200
<b>Subtotal for Repairs &amp; Maintenance</b>	<b>12,200</b>	<b>10,700</b>
<b><u>Utilities</u></b>		
6820 Gas	15,000	12,000
6845 Hydro	12,000	12,000
6905 Telephone	2,900	2,900
<b>Subtotal for Utilities</b>	<b>29,900</b>	<b>34,700</b>
<b><u>OTHER EXPENSES</u></b>		
7027 Shared Expenses	2,000	2,000
<b>Subtotal for Other Expenses</b>	<b>2,000</b>	<b>2,000</b>
<b>Resident Servicing Organization</b>		
7200 RSO - Repair and Mainte	65,049	66,392
7205 RSO - Community Bldg Co	2,415	2,200
7210 RSO - Capital Replacemer	12,065	13,710
7215 RSO - PSS Lease	5,760	5,760
7220 RSO - Past Year Adj.	-	-
<b>Subtotal for Residential</b>	<b>85,289</b>	<b>88,062</b>
<b><u>Transfers</u></b>		
7905 Reserve Fund Transfer	123,965	126,101
<b>Subtotal for Transfers</b>	<b>123,965</b>	<b>126,101</b>
<b>SUBTOTAL EXPENSES</b>	<b>343,965</b>	<b>353,514</b>
<b>TOTAL EXPENSES</b>	<b>343,965</b>	<b>353,514</b>
<b>Net Income (Loss) for the year</b>	<b>1</b>	<b>0</b>