

Brian Lafazanov – Sales Rep
brian.lafazanov@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