

NOTEWORTHY FEATURES OF 439 JOHN ASELFORD DRIVEWAY

GENERAL

- Built in 2005
- 7,334 square feet of living space (5,883 above grade and 1,451 below grade)
- Created by award winning designer André Godin
- Carpet-free except for home theatre room
- 5.43 acre lot forested lot (deciduous and conifer)
- Home automation by Home Assistant
- Security system

EXTERIOR

Garage

- Oversized 3 car garage
- Insulated doors
- Wired for EV charger
- Garage doors repainted (2026)
- New garage door openers compatible with Smart phone (2026)
- Inside entry to large mudroom
- Wide staircase access to double door entry to lower level workshop

Cladding

- Stone
- Stucco refreshed and painted, recaulked (2026)
- Copper accents on 2 bonnet roofs (one over 2nd bedroom bay window and one over dining room/primary bedroom round window)
- Masonry repointing (2020)

Roof

- Wakefield Bridge steel shingles (2019 – 50 year transferable warranty)
- Standing seam roofs (2005)
- Gutter guards on all eavestroughing

Hardscaping

- Interlock front and back path, lower patio, retaining wall to mask propane tank (2011)
- Front and back steps re-laid (2015)
- Armourstone steps to access propane tank
- Armourstone steps as alternate exit from sunroom

HVAC

- 2 Trane furnaces (2023) one is 80k BTU and supplies lower level and main floor; one is 100k BTU and supplies second and third levels
- 2 Trane heat pumps (2023)
- Mitsubishi heat pump with 2 mini splits supplies heating and cooling to suite area over garage (2024)
- Heating/cooling for lower level provided by forced air ductwork under floor
- Heating for lower level enhanced by auxiliary heater
- 2 ERVs

ELECTRICAL

- 200 amp service
- Standby Generac 15kw generator wired for all essential systems, serviced annually and self tests every Wednesday
- Miscellaneous plugs and switches are linked to home automation system

PLUMBING

- Septic system – concrete tank and sand filter bed located at rear of home (2005)
- Well pump (replaced 2009)
- Septic tank pumped 2023
- Water softener and iron filter (replaced 2013)
- Hot water tank, rental from Superior at a cost of \$28.29+tax per month (2023)
- Whole home hot water recirculation (pump replaced 2025)
- 2 instant hot water dispensers – one in kitchen and one in kitchenette (2024)
- 2 reverse osmosis systems – one in kitchen (2018, filters changed 2025) and one in kitchenette (2024)
- Irrigation system for lawn with 4 zones (2013)
- New sump pump (2024)
- New kitchen faucet (2025)
- New laundry faucet (2025)

INSULATION

- Main home – cellulose R40 and fiberglass batts
- Over suite – fiberglass batts with baffles
- Between each level and between rooms– Roxul sound-proofing insulation
- Between garage ceiling and floor of suite – spray foam

MAIN LEVEL FEATURES

- 9' ceilings
- Large foyer
- Spacious Office

- 2 Miele dishwashers in kitchen (2021), Viking double wall ovens, Viking 6-burner gas range with BBQ feature, Viking fridge/freezer, granite counters
- Fishpond in sunroom, pond filter (2025)
- Central staircase plus back staircase to second level
- In-ceiling speakers tied to home sound system and home automation system
- Wood stove in great room is WETT certified 2025
- Propane fireplace in dining room
- 2 pantries, one with additional fridge and freezer plus ample additional storage including closet for cleaning supplies, mudroom closet and mudroom niche, perfect for pets and/or seasonal storage
- Screened porch

SECOND LEVEL FEATURES

- 8' ceilings
- Ensuite bath for primary bedroom full renovation (2026)
- Suite with sleeping area, living area, office area, kitchenette (including Bosch dishwasher & LG fridge/freezer), walk-in closet and full 4-piece bath with in floor heating (2024)
- Large sitting area with vaulted ceiling
- Laundry room has 2 sets of laundry hookups, floor drain, folding area and hanging area, upper cabinet storage
- LG washer and dryer (2025) with 4-year warranty
- Renovated family bath with large closet (2024)
- Central linen closet

THIRD LEVEL FEATURES

- Vaulted and sloped ceilings
- Perfect live-in nanny suite
- Full ensuite bath

LOWER LEVEL FEATURES

- 9' ceilings, large windows
- Walk-out to interlock patio
- In-ceiling speakers tied to home sound system and home automation system
- Large workshop with double door access to garage
- Large cold storage room
- Wood-burning fireplace in family room is WETT certified 2025
- Home theatre with seating for 6, surround sound, automation including butt kickers (2013)
- Games room (2016)
- Full 3 piece bath (2015)
- Ceiling panels for easy access to service dishwasher plumbing for kitchen above
- Large storage room