

6024 Old Field Drive is a part of Orange County history

Northfield at Creek Wood is part of a 460-acre tract of historic Orange County Land known as the Johnston tract. This land was part of 1200 acres in colonial Orange County that was granted to the Johnston family from King George II in 1756. The 460-acre tract remained in the Johnston family until 1999. In 1999, the land was purchased in two parts from the James M. Johnston Charitable Trust. The Creek Wood and North Field neighborhoods were developed on 200 acres. The Johnston Mill Nature Preserve was established on the remaining 260 acres of land with the Triangle Land Conservancy. TLC has built an extensive network of trails and bridges on the land.

6024 Old Field Drive sits on 16 acres comprising the last remaining agricultural field on the Johnston Property. The property backs to the Johnston Mill Nature Preserve and has its own private access into the park.

The developers called the neighborhood *Old Field* "to honor the fact that it was probably one of the last cultivated land tracts that had been continuously farmed since the 1700s."

THE BUILDER TEAM

David Kenoyer of KDK Design and landscape architect Tom Hunter, both from Raleigh, designed 6024 Old Field as a Manor Normandie classic home with modern craftsman style details. The designer brought design elements, craftsmanship, and the finest materials together in a magnificent setting. Step into the grand past while living with all of today's modern conveniences.

FOUNDATION:

12" block with brick veneer. Waterproofed and sealed crawl space with interior and exterior drain lines.

EXTERIOR:

Handmade brick from Old Carolina Brick Company. Colored mortar. Old Carolina Brick created a custom brick blend for the house. The garage wing is a darker brick with clinkers to re-semble an older existing structure. The main house is a more traditional "red" brick with the dark brick blended in. The house features the highest quality materials. Many exterior and interior walls are 6" for structural soundness and insulation.

WINDOWS:

Marvin clad low-E casement windows with simulated true divided lights. Kitchen doors to garden and porch are also Marvin.

EXTERIOR DOORS:

Custom designed and made mahogany from Architectural Traditions in Tucson. Architectural Traditions also fabricated the exterior door hardware.

FIREPLACES:

Three masonry fireplaces, two inside have gas logs or log lighters. The third fireplace is on the patio outside the breakfast room.

ROOF:

Slate from GAF/Elk TruSlate installed by Walker Brown Roofing with copper flashing. Standing seam copper on some porches, breakfast room and master bedroom sitting area. Lifetime warranty from TruSlate including cost of installation.

GUTTERS:

Copper gutters and downspouts

GARAGE:

Epoxy finished concrete floor. Insulated 6" drywall walls (exterior} plus ceiling insulation. Three mahogany garage doors with openers from Designer Doors.

GENERATOR:

Built-in generator for the well, refrigerator/freezer, garage wall outlets, power to the family room and upstairs equipment room. Lights and outlets in Kitchen and owner's bedroom.

FLOORS:

7 1/4" Brazilian cherry in all room except bathrooms, kitchen, utility room and back hall and back hall half bath. Kitchen, utility room etc. have random pattern French limestone floors set on a 2 1/2" concrete (mud) bed. Ceramic and marble floors and surrounds in all baths (except powder room). Stone and ceramic floors were provided and designed by Walker Zanger.

CABINETS AND VANITY MIRRORS:

Custom built alder in Kitchen with granite countertops from Walker Zanger. Custom cabinets and built-ins in all baths and laundry room and first floor office. Marble or granite countertops. First floor powder room vanities are antiques retrofitted to vanities. The main powder room vanity is a late nine-teenth century sideboard purchased from Acquisitions in Raleigh. The back-hall powder room vanity is a French Empire (c. 1815) commode purchased from Whitehall in Chapel Hill. All vanity mirrors are custom for the house. The back-hall powder room mirror is an early nineteenth century French mirror purchased from Whitehall.

COUNTER AND VANITY TOPS

Honed marble in the kitchen. Verde marble in the laundry room. Travertine in first floor office and bathroom. Marble in the right side second floor bathroom. Master bathroom with polished Travertine in the shower and marble floor and vanity top. Calcutta gold marble in one second floor bathroom and Travertine in the other second floor bathroom.

APPLIANCES:

Miele six burner gas cook top, Miele double convection wall ovens with separate Miele warming drawer. Two Miele dishwashers and a Miele washer and dryer. In Sink-a-rotor garbage disposal. Thermador refrigerator/freezer with ice maker. Baseboard vacuum in kitchen tied to the central vacuum system.

STRUCTURED WIRING. SOUND AND SECURITY PACKAGE:

First floor speakers with surround sound in Family Room and wired for surround sound in recreation room. System had room controllers in first floor rooms and the recreation room.

CAT5 terminals located in second floor equipment room, bonus room (or office), first floor office and the first-floor guest office.

VACUUM SYSTEMS:

Two Electrolux/Aerus central vacuum systems. One system for the first floor and a second-floor system. Separate hose for garage.

ATTIC:

Second and Third level attic areas floored for storage. Tech Shield roof sheathing for reduced energy consumption.

PORCHES AND PATIOS:

All porches have mahogany ceilings and trim with structural cedar posts. Porch and Patio floors are Old Carolina handmade brick. Patio is approximately 600 square feet. Walled Kitchen garden with separate breakfast porch and fountain.

DRIVEWAY AND SIDEWALKS:

Exposed aggregate concrete driveway and parking area (front). Black concrete driveway and parking to garage entrance. Brick sidewalks to front and side entrances.

LANDSCAPING:

Designed by Tom Hunter ASLA and installed and maintained by Precision Turfscape. Complete irrigation including major portions of the "field". Back "grass patio" is Zoysia and is built like a golf green with irrigation and underground drainage. The grass patio is surrounded by a low brick wall at seating height. A separate power box has been run to the back of the grass patio to provide power for a tent or band. Landscaping includes over 50 specimen trees from Select Trees in Athens, GA.

INTERIOR TRIM:

Custom designed (Rodney Ward) and manufactured three to six-piece crown molding downstairs except kitchen and family room. The family room features a 20'+ high barrel-vaulted ceiling and the kitchen features an 18'+ ceiling with high dormer windows. Two-piece crown molding on the second floor. Back band was used to provide additional detail on most window casings. Two-piece baseboards in all rooms. Solid four panel interior doors. Doors are from TruStile in the formal areas of the house and are painted. Doors in the south wing (from the kitchen over) are two panel Alder doors custom fabricated by Architectural Traditions in Tucson. Tongue and groove mahogany ceiling and walls in breakfast room. Coffered ceiling in living room. Antique heart pine raised panel paneling in dining room. Custom fabricated stone fireplace surrounds in Living Room (Francoise and Company, Atlanta) and Family Room (Old World Stoneworks, Dallas). Front stairs and railing were custom designed and fabricated. Back stair rail (iron) was designed and fabricated by Morphis Metalworks (also designed and fabricated the garden gate and porch fireplace screen).

LIGHT FIXTURES:

Bevelo exterior lighting (custom made). Antique and imported interior light fixtures. Lutron switches and receptacles.

HVAC:

Four zones. Two first floor and two second floor. High efficiency heat pumps (Three 18 SEER) with variable speed fans for master bedroom and living room; the dining room, family room, kitchen, breakfast & laundry rooms; and the upstairs front bedrooms and sitting room. Electronic air filters on all systems with two "steam" humidifiers. One 16 SEER high efficiency heat pump for the upstairs (right side) office and bedroom.

WATER HEATERS AND PLUMBING:

Upper end Kohler fixtures. Bain Ultra air jet tub in master bath. Dornbrach kitchen faucet. Individual well with upgraded constant pressure pump for irrigation and domestic water with separate water supply lines. Community (Aqua America) water system available for domestic water. Two Rinnai gas hot water heaters. Water softener on domestic water supply.

BARN/GUEST QUARTERS:

The detached barn features over 1000 square feet of storage area on the first floor and approximately 600 square feet of finished guest quarters. Bath floor and tub surround and foyer floor are travertine from Walker Zanger. The bath vanity is a Chinese antique. The guest quarters feature a living room, efficiency kitchen with Sub Zero under counter refrigerator/freezer, GE microwave, and Kitchen Aid cook top and separate bedroom. The iron handrail to the second floor was custom designed and fabricated by Morphis Metal Works. Wood floors are Australian Cypress and all walls and ceilings are individual board wood paneling. The guest quarters have a separate, 13 SEER heat pump and septic tank and a Bosch Eco Smart Electric tankless water heater.

The entrance to the quarters is through a fenced vegetable and flower garden (the stone wall around the garden was reclaimed from a pre-Civil War cabin on the

property). The barn/guest quarters has a cedar shake roof and copper gutters and downspouts.

GAZEBO AND WELL HOUSE:

The gazebo has stone corner columns and a stone floor and a cedar shake roof. Ceilings and trim are mahogany and power is run to the gazebo. The well house is stone with a cedar shake roof. A separate well building is located on the property for the community water system. This building is stone with a cedar shake roof. It houses a pressure tank for the Aqua America water system.

INVISIBLE DOG FENCE

Invisible dog fence installed around one-half of the field and in a circle around the entire house, include the area around the front and side doors. Approximately includes a 5-acre area. Lifetime warranty on the transmitter. Dog collar will remain in the home.

ADDITIONAL PERK SITE

6024 Old Field Road has an additional 3-bedroom perk site for an addition that was proposed but not executed. The current owners were going to add on 3000 sq. ft. with a media and music rooms, a sauna and wine room, three bedrooms and three bathrooms and a pool.