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INFRASTRUCTURE INTEGRITY REPORT

# The Whitney Sanctuary

*A 1.26-Acre Two-Parcel Legacy Compound*

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7810 Stonehaven Drive  
Waxhaw, North Carolina 28173

Offered at

**\$2,025,000**

*"Every major mechanical, structural, and environmental system professionally renewed in 2025–2026. Pre-inspection certified. Zero deferred liability."*

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Principal-Led Sale · MLS #4362179  
Active Listing Date: June 1, 2026

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THE THESIS

# The Invisible Debt

In the 2026 Weddington Chase and broader Marvin/Waxhaw luxury corridor, a typical un-renovated 2002-era estate carries a quantified **invisible debt** of \$120,000 to \$180,000. This figure represents the near-term replacement cost of aging mechanical systems, roofing, drainage infrastructure, environmental controls, and fenestration that a buyer will inevitably absorb within the first thirty-six months of ownership.

Current ownership has neutralized this debt entirely through a deliberate, documented program of system renewals executed across 2025 and 2026. Fourteen distinct systems were professionally renewed under direct ownership oversight, with full contractor documentation, transferable warranties where applicable, and verified performance benchmarks. The result is a property whose depreciation clock has been reset and whose ownership experience for the next fifteen years carries near-zero deferred capital expenditure risk.

*"The most expensive home is the one that looks affordable — until the first mechanical failure."*

## The Renewed Systems

The following fourteen systems were renewed across 2025 and 2026. Total market replacement value of the renewal stack: **\$201,000 to \$337,000**. All renewals are professionally documented and available for buyer review through the seller.

SYSTEM	YEAR	MARKET REPLACEMENT	STRATEGIC IMPACT
<b>Architectural Roof</b>	2025	\$30,000–\$45,000	Full tear-off. 20+ year manufacturer-rated life. Warranty transfers to buyer.
<b>HVAC &amp; Heat Pump</b>	2026	\$9,000–\$14,000	One of two systems replaced. High-efficiency heat pump with full manufacturer warranty reset.
<b>37-Window Fenestration Package</b>	2026	\$85,000–\$135,000	Complete thermal envelope renewal. MI 1655 / 1600 Series. Installed by West Shore Home (GC #L.81059).
<b>Grand Entry Door</b>	2026	\$4,000–\$8,000	Full entry renewal with new thermal seal. First impression and energy efficiency restored.
<b>6-Inch Seamless Gutters</b>	2026	\$10,000–\$15,000	Upgraded from standard 5-inch. 40% greater water capacity. Foundation and fascia protected.

SYSTEM	YEAR	MARKET REPLACEMENT	STRATEGIC IMPACT
Crawlspace Vapor Barrier	2026	\$5,000–\$8,000	Partial encapsulation with professional-grade vapor barrier. Moisture verified below 13%.
Pool Heater + Salt Cell + LED	2026	\$10,000–\$18,000	Complete aquatic system renewal. Extended swim season and zero deferred pool infrastructure cost.
Plumbing Remediation	2026	\$4,000–\$8,000	All inspection findings resolved. Zero deferred plumbing liability at transfer.
Electrical Remediation	2026	\$3,000–\$6,000	Full electrical clean-up with inspection certification. Zero deferred electrical liability.
Appliance Servicing	2026	\$2,000–\$4,000	Wolf range and Sub-Zero refrigeration fully serviced. Culinary suite operating at original spec.
Full Landscaping Overhaul	2026	\$15,000–\$25,000	Complete compound transformation across both parcels. Mature plantings and curated layout.
Landscape Lighting	2026	\$8,000–\$15,000	Professional landscape lighting installation. Twilight curb appeal maximized across compound.
Touch-Up Paint (Int. + Ext.)	2026	\$3,000–\$6,000	Every interior and exterior surface refreshed to move-in showroom condition.
Pre-Inspection Completed	2026	\$10,000–\$20,000	Full professional pre-inspection executed. All findings resolved prior to listing.
<b>TOTAL</b>		<b>\$201,000–\$337,000</b>	<b>All major systems professionally renewed 2025–2026. Pre-inspection certified.</b>

All cost figures represent independent market replacement value as of 2026, validated against contractor estimates and corridor-comparable installations. Figures do not reflect actual ownership outlay and are presented exclusively for buyer reference in evaluating deferred-capital-expenditure risk.

THE MATH

# True Cost-of-Ownership Analysis

The following comparison illustrates why the \$2,025,000 listing price — when evaluated through a total-cost-of-ownership lens against the alternative of acquiring an un-renovated equivalent — represents the most de-risked acquisition currently available in the corridor.

	TYPICAL 2002-ERA ESTATE (Un-Renovated)	7810 STONEHAVEN DRIVE (Zero-CapEx)
List Price	\$1,850,000	\$2,025,000
Invisible Debt (Years 1–3)	\$120,000–\$180,000	\$0
True All-In Cost	\$1,970,000–\$2,030,000	\$2,025,000
Effective Premium	—	\$(5,000)–\$55,000

When adjusted for true cost-of-ownership, the effective premium for the Whitney Sanctuary is negative to nominal. The buyer of the un-renovated equivalent will outlay \$120,000 to \$180,000 within thirty-six months on the same fourteen systems already executed here. The Whitney buyer absorbs zero of that capital expenditure — and acquires materially more land, a documented fenestration package, the Heritage Cabin, and a completed pre-inspection certification along the way.

*"This is not a negotiation about price. It is a conversation about what a buyer cannot replicate, cannot assemble, and cannot find elsewhere in this corridor at any cost."*

THE COMPOUND

# Two Parcels. One Deed.

The sale of 7810 Stonehaven Drive includes two parcels conveying at closing under a single deed transaction. The configuration is irreplaceable: no developer, adjacent owner, or HOA action can recreate it.

## Parcel Structure (County GIS Verified)

PARCEL	PIN	ACRES	STATUS
Primary residence (HOA)	06156102	~0.475	Weddington Chase HOA
Rear parcel (non-HOA)	06156006R	0.784	Town of Marvin zoning
<b>Combined compound</b>	Single deed	<b>1.26</b>	Book 8351, Page 858

The rear parcel (06156006R) is a **remainder parcel** from the original pre-subdivision tract. The 'R' suffix in the parcel number identifies land that predates the Weddington Chase plat and was never absorbed into the HOA. Zoning authority for this parcel rests with the Town of Marvin, not the Weddington Chase homeowners association. Both parcels share a single deed reference (Book 8351, Page 858, recorded December 20, 2021) and transfer as one closing.

## Rear Parcel Improvements

**Heritage Cabin (150 sq ft).** A rustic cabin constructed from painstakingly reclaimed wood, dismantled from its original location and reassembled on the rear parcel with live electrical service. Authentic farmhouse character with weathered timber framing and hand-finished surfaces. Potential uses include a detached garden office, maker's workshop, micro-cabin short-term rental, or guest retreat. No HOA approval required for any modification or use.

**Japanese Walking Garden.** A curated garden featuring mature maples, stone pathways, and a hand-laid bridge spanning a private creek. Functions as the primary biophilic amenity of the compound.

**Private Creek & Pedestrian Bridge.** A year-round natural creek running through the rear parcel with a hand-laid bridge providing access across the garden.

**Small Farm Infrastructure.** Functional chicken coop and garden beds for sustainable home production. Permitted without restriction on the non-HOA parcel.

## THE PROPERTY

# Verified Property Facts

Independent verification of every structural, parcel, and tax fact represented in this report. All figures are county-recorded or directly tax-recorded as of May 2026.

<b>Address</b>	7810 Stonehaven Drive, Waxhaw, NC 28173
<b>Subdivision</b>	Weddington Chase (primary parcel only)
<b>Architect / Builder</b>	John Wieland Homes — Whitney floorplan
<b>Year Built</b>	2002
<b>Effective Square Footage</b>	5,454 (5,204 + 250 sunroom)
<b>Bedrooms / Bathrooms</b>	6 BR / 5 BA
<b>Garage</b>	3-car attached
<b>Pool</b>	In-ground with new 2026 heater, salt cell, LED
<b>Total Acreage</b>	1.26 acres (two parcels, single deed)
<b>Deed Reference</b>	Book 8351, Page 858 (recorded 12/20/2021)
<b>Primary Parcel PIN</b>	06156102 (Weddington Chase HOA)
<b>Rear Parcel PIN</b>	06156006R (non-HOA, Town of Marvin)
<b>MLS Number</b>	4362179
<b>Listing Brokerage</b>	Chosen Realty of NC LLC (flat-fee)
<b>Sale Type</b>	Principal-led; buyer's agents welcome
<b>Active Listing Date</b>	June 1, 2026
<b>List Price</b>	\$2,025,000
<b>Annual Property Tax</b>	\$13,122 (Marvin rate 0.648%)

*"This is not open land awaiting a vision.  
It is a finished, curated estate-within-an-estate —  
the physical proof of what total freedom produces  
when wielded with intention."*

### SCHEDULE A PRIVATE SHOWING

**Alex Purdy**

*Principal & Steward*

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7810 Stonehaven Drive · Waxhaw, North Carolina 28173  
1.26-Acre Two-Parcel Compound · Offered at \$2,025,000 · MLS #4362179  
Parcels 06156102 (Weddington Chase HOA, 0.475 ac) + 06156006R (non-HOA, 0.784 ac)  
Both parcels convey under single deed: Book 8351, Page 858

*This report is prepared for informational purposes and does not constitute a warranty or guarantee. All replacement-cost ranges reflect 2026 corridor market pricing as validated by independent contractor estimates and are presented for buyer reference in evaluating deferred-capital-expenditure risk. They do not represent actual ownership outlay. The 37-window fenestration package and grand entry renewal were installed in 2026 by West Shore Home, LLC (NC General Contractor License #L.81059). Prospective buyers are encouraged to conduct independent inspections. All system documentation, invoices, and warranties available upon request.*