



Breedlove

FARMS | ESTATES | LAND

**4660 Sugar Plum Lane
Davidson, NC 28036**

Julie R. Breedlove
704.661.9619

julie@breedlovecarolinas.com
breedlovefarmsestatesandland.com

Premier

Sotheby's
INTERNATIONAL REALTY





Property Aerial



2 Parcels [5.71 Acres]

Parcel ID: 4673-31-9273-0000 [4 Acres & Home]

Parcel ID: 4673-41-1409-0000 [1.71 Acres]

Refined Countryside Living in Davidson, NC

Tucked away on over 5.7 acres in Davidson's coveted countryside, this private dual-parcel estate offers a rare blend of acreage, flexibility, and proximity to Charlotte — set within Cabarrus County's low-tax district and free from homeowner's association restrictions. Beyond its gated entrance, the property unfolds with mature woods, open lawns, and the freedom to create your vision — whether a future pool, recreational retreat, or garden sanctuary.

The thoughtfully designed main residence spans more than 4,300 square feet of heated living space, offering five bedrooms, four full and one half-baths, and generous flex spaces ideal for fitness, hobbies, or remote work. The open layout features bleached hardwood floors, quartz countertops, and premium ZLINE stainless steel appliances. The main level primary suite includes a spacious, updated en-suite bath, while three additional bedrooms are located upstairs.

Perfect for today's multigenerational lifestyle or long-term guests, the finished walk-out basement offers a full second kitchen, bedroom, bath, two flex rooms, and a private entrance —and well-suited for independent living.

Outdoors, the park-like setting includes covered patios, an elevated deck, a seasonal creek, and space for pets, farm animals, or a small barn. The oversized garage, extended parking pad, and EV charging station meet modern needs, while the second parcel provides the opportunity to build a guesthouse or second home — creating a true multi-residence compound.

Just minutes from historic downtown Davidson, River Run Country Club, and the future Summit Farms community, the location offers quick access to Davidson College, boutique shopping, local dining, and the scenic Davidson Greenway. This is a rare lifestyle opportunity — where privacy, sophistication, and convenience converge.

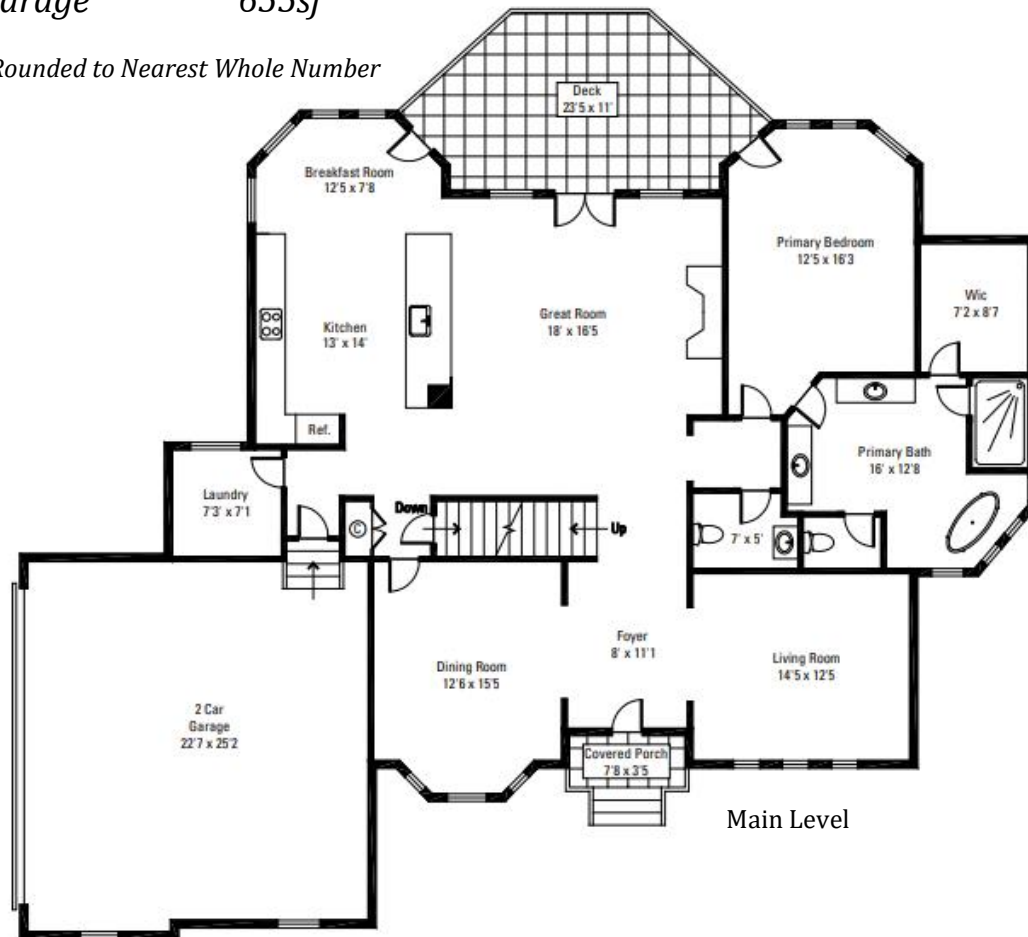


House Floor Plan

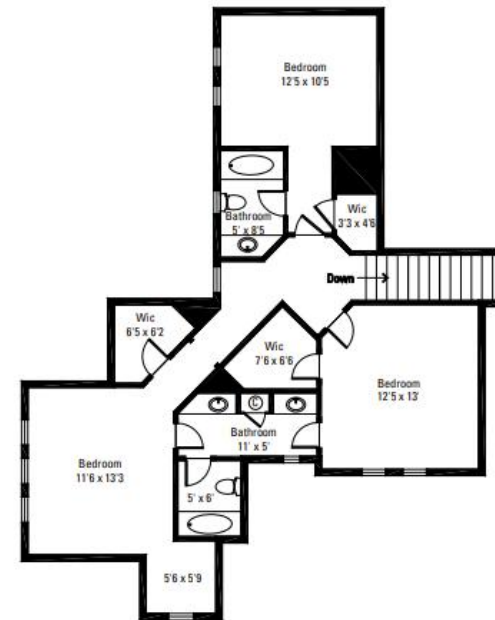
Main Level 1,995sf
 2nd Level 978sf
 Lower Level 1,381sf
Total Net Livable 4,354sf

Unfinished Lower Level 135sf
Garage 655sf

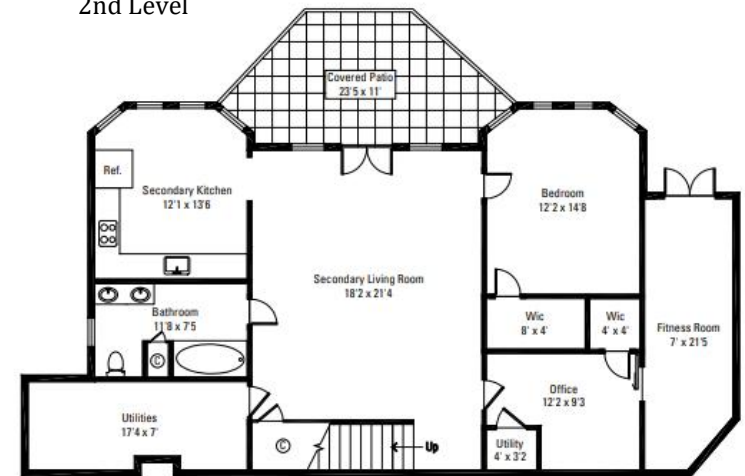
**Rounded to Nearest Whole Number*



Main Level



2nd Level



Lower Level

Three level home with main floor living, 3 second level guest bedrooms, and a lower level living space suitable for separate "Living Quarters" with living room, full kitchen, bathroom, bedroom, exercise room and work space (office/hobby room).

Interior Features

Built 2008 [4,354 sq ft]

5 Bedrooms/4.5 Baths

Finished Walk-Out Basement “Apartment”

Kitchen, Living Room, Bedroom, Bathroom, Office/Hobby Room and Fitness Room

Open Floor Plan — Main Floor Primary

2-Story Foyer

Arched Windows

Governor’s Paneling

Updated Light Fixtures

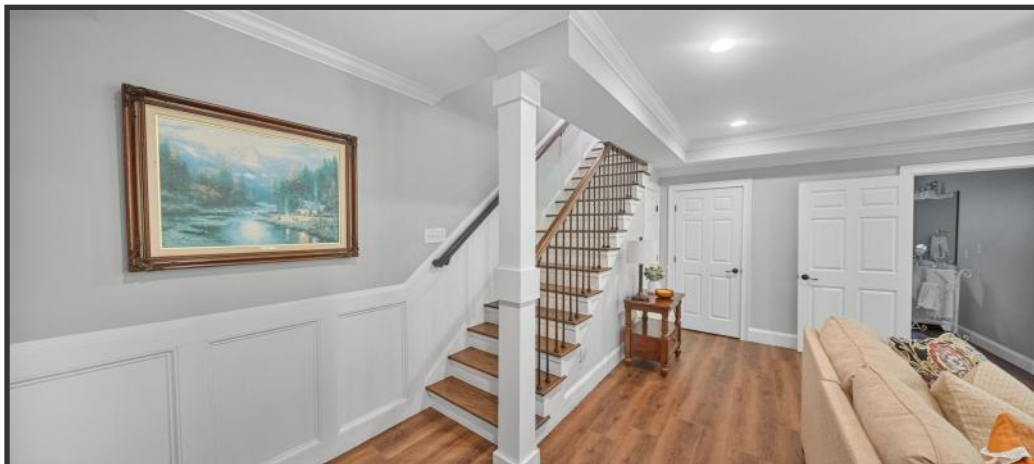
Security System (*not currently active*)

Crown Molding

Main Floor Laundry Room w/Tile Floor & Cabinets

Red Oak bleached Main Floor Hardwood Floors & Stair Treads

Custom Wrought Iron Stair Spindles



Great Room

2-Story Ceiling

Ceiling Fan

Wood Burning Fireplace

Built-In Cabinets & Bookcases

Double French Doors to Deck

Open to Kitchen

Wall-of-Windows (*Overlooking Deck and Back Yard*)





Kitchen

(Updated 2022)

Custom Soft Return Ceiling Height Cabinets

Glass Display Cabinets

Quartz Countertops w/Full Quartz Backsplash

Undercounter Lights

Large Island/Breakfast Bar

Stainless Farmhouse Sink/Water Filter/Soap Dispenser

Stainless Appliances

ZLINE Gas Range w/Double Oven

6 Burners w/Griddle/Grill/Exhaust Hood

ZLINE 48" Refrigerator w/Freezer Drawer

Ice Dispenser

ZLINE Microwave Drawer

Bosch Stainless Dishwasher

Pantry

Breakfast Room

Door to Deck

Large Bay Window





Primary Suite

Primary Bedroom

Walk-In Closet w/Built-In Cabinets
Tray Ceiling w/Fan
Glass Door to Deck
Views of Backyard

Primary Bathroom *(Updated 2023)*

Frameless Shower w/Bench
Rain Head w/Handheld
Tile Floor
Freestanding Tub
Two Vanities w/Quartz Countertops





Dining Room

Governor's Paneling
Bay Window

Sitting Room/Music Room

Governor's Paneling
Wall of Windows



Second Level

3 Guest Bedrooms, 1 Ensuite Bath, and 1 shared bath with private tub/shower combination and water closet. Multiple Storage Areas.

Guest Bedrooms offer hardwood floors, walk-in closets, as well as additional attic storage.



Lower Level

Finished Walk-Out Basement. Separate Living Area — “Apartment”. Wheelchair Accessible.

Family Room

Laminate Wood Floor

Double French Doors to Covered Brick Patio

Crown Molding

Wall-of-Windows

Kitchen

Stainless Appliances

Z-Line Dish Washer (2022)

Jen Air Electric Range w/Glass Cooktop & Exhaust Hood

Frigidaire Side-by-Side Refrigerator (2022)

Ice/Water Dispenser

Maple Soft Return Cabinets w/Glass Display Cabinets

Granite Countertops

Wine Rack

Breakfast Space

Wall-of-Windows



Lower Level (cont'd)

Bathroom

Full Bath — Tub/Shower
Dual Vanity w/Quartz Countertops
Undermount Sinks
Linen Closet

Bedroom

Wall-of-Windows (*Overlooking Back Yard*)
Large Walk-In Closet

Exercise Room

Double French Doors to Back

Office/Hobby Room

Walk-In Closet
Large Storage Room

Utility Room



Exterior Features

Brick Exterior

Concrete Sidewalk

Covered Front Stoop

Side Load 2-Car Garage

Epoxy Floor/EV Charger

Large Composite Back Deck

Covered Brick Patio

Tasteful Landscaping

Inground Basketball Goal



Property Features

2 Parcels [5.71 Acres]

Parcel ID: 4673-31-9273-0000 [4 Acres & Home]

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Gated Entrance w/Keypad

Brick Columns w/Lights

New Black Board Fencing

Paved Driveway w/Large Concrete Parking Pad

Private Rolling Terrain of Lush Lawn, Bordered by Trees

Seasonal Creek

Irrigation



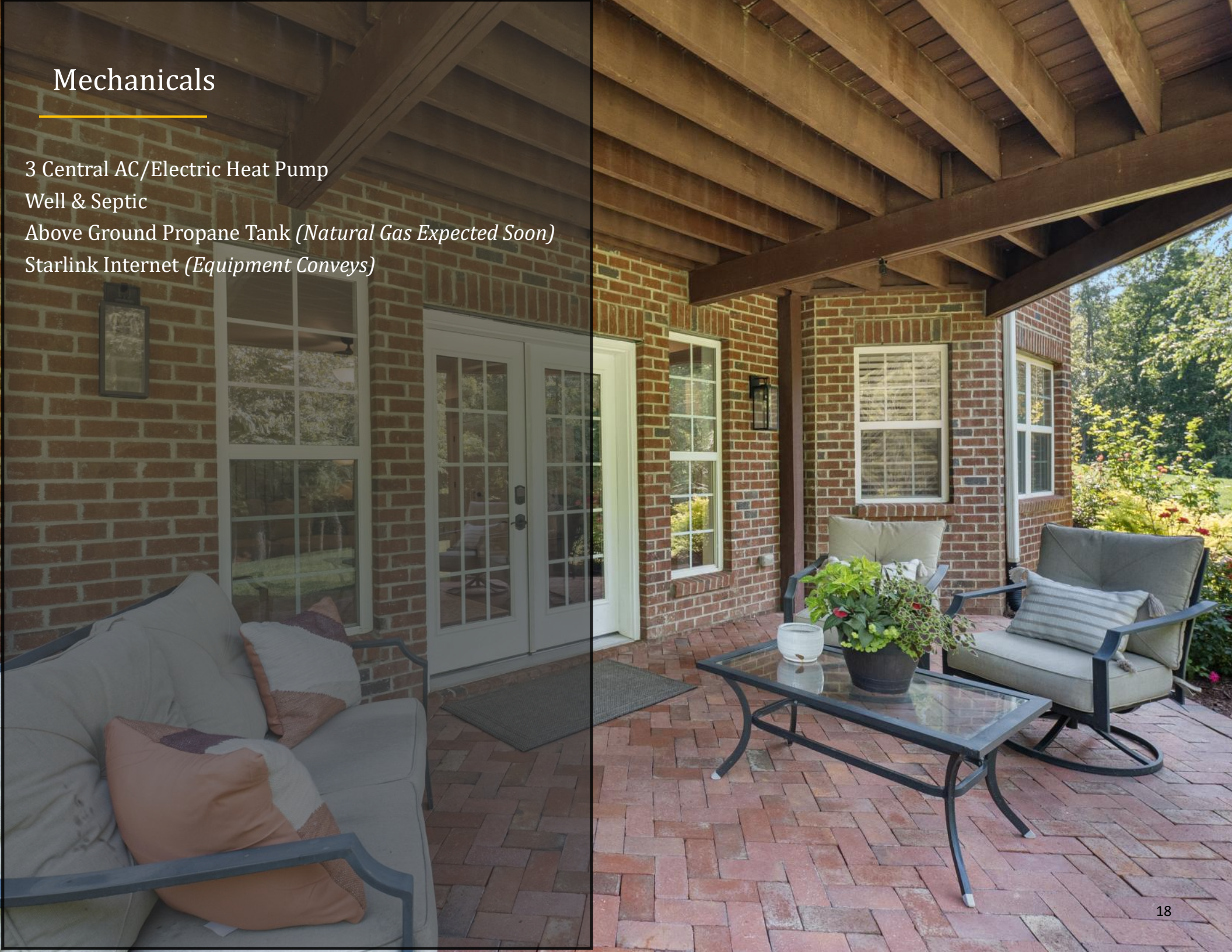
Mechanicals

3 Central AC/Electric Heat Pump

Well & Septic

Above Ground Propane Tank (*Natural Gas Expected Soon*)

Starlink Internet (*Equipment Conveys*)





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CHARLOTTE OFFICE
532 Governor Morrison Street #C110
Charlotte, NC 28211

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