



## ZVACEK CONSTRUCTION, LLC

*presents The Madeline Model*

Nick Zvacek, owner of Zvacek Construction, LLC, based in Pleasant Hill, Missouri, practically cut his teeth in the home building industry. A third generation builder, he began working on his framing skills at just 14 years of age, working alongside his father and grandfather. Today, Zvacek has proven that honing a specific set of skills over a long period of time results in remarkable talent, and his top selling designs evidence those strengths.

Among his best sellers is the Madeline, a reverse one and a half floor plan. This particular model is located in the Chapel Hill subdivision at 179th and Pflumm in southern Overland Park. Although constructed from an original blueprint, Zvacek is more than happy to modify the plan to meet the customer's needs.

"Many of our plans evolve from certain requests of the customer," emphasized Zvacek. "And I am flexible when it comes to modifying the original blueprints. Alternatively, we can completely design a new home from the ground up."

With so much to offer, it's a challenge to know where to begin when highlighting all of the extraordinary features in this 3,059 square foot dream home. Most notable are the two spacious bedrooms on the main level, one being the master suite and the other

offering a great guest bedroom retreat. Two additional bedrooms are located on the lower level.

Hardwood floors – or tile, depending on the customer's wants — are present throughout the home with carpeting found in all of the bedrooms.

The master bathroom boasts a fully-tiled and ample shower with two shower heads. His and her vanities with granite countertops make getting ready for work in the morning an efficient process. Additionally, the laundry room just off the master closet adds a layer of convenience. Ceiling fans are located in all four bedrooms as well as in the downstairs and upstairs living areas.

In the great room, a floor to ceiling stone fireplace is accented by a rustic mantle and beams on the ceiling, in response to an increased demand for the box beam look. The kitchen is an entertainer's dream with ample cabinet space, a large center island, stainless steel appliances, decorative pendant lighting, and an eye-catching tile backsplash.

The rustic Knotty Alder cabinetry throughout the home adds a feeling of warmth and pairs harmoniously with the hickory floors. A built-in pocket office just off the kitchen keeps the family organized, as does the mudroom, complete with a bench and cubbies for storage.

Unique to this home are the hidden gems that make it attractive. What might be an expensive option on some homes is completely standard with Zvacek's designs.

"I provide something at this price point that few builders do," explained Zvacek, referring to the complete home theater with surround sound, TV and related equipment by Keith Stewart, owner of Custom Connections, which are all part of the standard package for this home.

Another hidden gem is the 2' x 2' loading door access into the pantry from the garage, which has been a popular request from customers in recent years.

"You can just unload your groceries from the car directly into your pantry before you even walk into the house," noted Zvacek.

On the lower level, a second fireplace provides a relaxing element and a kitchenette complete with a mini refrigerator, sink and dishwasher make casual entertaining a breeze. The tile backsplash adds a pop of personality to the space and when you

want to keep the area neat and clean, there is ample storage space contiguous to the wet area.

"There is a storm shelter directly under the front porch for additional storage," noted Zvacek. "We stack a lot of extra features in our floor plans that really appeal to the buyer."

Not to be missed is the expansive 14' x 22' covered deck that is accessible from the kitchen area, offering more space to entertain or just relax and unwind during the warmer months of the year. A stone and stucco presentation on the front of the home is partnered with smart panel sides on the exterior and a 30-year timberline roof, all of which help to round out this phenomenal package.

Completely hands-on with each project, Zvacek is a Certified Master Builder with an "all hands on deck" philosophy. He credits his exceptional team with making each and every home a dream come true for his

clients. Construction Manager Jake Emry, office manager Lynne Mitchell and their architect are dedicated to ensuring that each home's building process is as easy and fun as possible for the homeowner.

"I truly enjoy what I do," smiled Zvacek. "It's such a rewarding feeling when we finish a property and realize that the family will enjoy it and raise their kids there."

A Nick Zvacek Home will help to keep those memories alive.



**For more information on Zvacek Construction, call them at 816.213.7204**