



NICK ZVACEK CONSTRUCTION PRESENTS THE ANDERSON MODEL

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Nick Zvacek is a third-generation builder, having worked in new home construction since he was 15, and from that experience and knowledge, he creates homes that speak to so many people in Kansas City. On both sides of the state line, from Johnson County, Kansas, to Cass and Jackson Counties in Missouri, buyers are drawn to his homes.

Zvacek Construction builds about 60 homes each year, one-quarter of them being custom. The company primarily deals in spec properties, utilizing a handful of popular model floor plans.

The Reverse Craftsman, Woodsman Ranch and the Montebella are all highly sought-after floor plans, but one stands out more than the others: “The Anderson is, by far, our best-selling plan,” Zvacek notes. It comes in various size options, so buyers can get the square footage right for their lifestyle.

The 1.5-story plan entices buyers from across generations — from young professionals with families to retirees — because of its forward-thinking layout. It fits most buyers’ desire for main-level living and an open plan, but the flow from room to room is exceptionally fluid.

Realtor Angie Ripley knows this detail is important to most people. “The layout flows really well,” she says. “The plan is well-designed, from the way homeowners have access from the living room to the master to the closet to the laundry to the mud room.”



“So many buyers want that main-level living,” Zvacek says, adding that parents of adolescents want the convenience of a main floor master just as much as retirees.

Three bedrooms and two bathrooms upstairs give plenty of space for a growing family, but this plan goes further, with room for a fifth bedroom in the basement.

Finished basements are part of every Anderson plan purchase, unless a buyer opts out. That gives an astonishing amount of space for recreational activities right at home.

Retirees, who don’t need as many bedrooms, can get creative with using the space to incorporate a bar or gym or whatever suits

their lifestyle. “What’s great about this plan is that it bridges a lot of customers,” Zvacek says. “It’s very functional and adaptable.”

Truly, another mainstay of this plan is its flexibility to meet individual lifestyle needs.

For instance, a flex room near the front entry offers a number of options for buyers. Such as a home office, with a pass-through directly to the kitchen. Other buyers might use it as a formal dining room or close it up to become a den or another bedroom on the main level. “I’ve even seen some people turn it into a craft room,” Ripley says.

She also adds that the location of the staircase enables buyers to get that extra galley for a mudroom and half bath.

Just as important as the layout of the floor plan, is the level of the finishes. When potential buyers walk in, they see the upgraded trim package with wainscoting, the beamed living room ceiling and a floor-to-ceiling stone fireplace, shiplap walls and more.

The openness of the plan brings light to every space, while design decisions enhance the rooms for gatherings. “Everything is bright and light, using calming colors and more modern finishes,” Zvacek says.

While the Anderson plan is so popular, no two houses turn out exactly alike. Ripley says any number of variations on exterior elevations bring out the beautiful curb appeal. “Traditional, modern or rustic, whatever your style preference is, it can be done,” she noted.

While Zvacek works hard to keep his houses refreshing and new every time he builds one, he knows that everyone involved does their part to make each home the best it can be.

“We have a great team and process,” Zvacek proudly says.



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