



## ACM HOMES, LLC PRESENTS THE THE WOODCREST II

**BUILDER:** Adam McGovern  
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As a third generation builder, Adam McGovern, owner of ACM Homes, LLC knows what it means to develop a business based upon quality, integrity and honesty. His grandfather built multi-family and single family homes and his father started building single family homes in the 1980s. McGovern practically cut his teeth in the industry and has a solid understanding of all facets of his trade. Today, Adam continues the family tradition by constructing homes that are not only visually and architecturally appealing, but are highly energy efficient as well.

Currently building in the community of Summit View Farms in Lee's Summit, Missouri, McGovern is pleased to showcase The Woodcrest II, a stunning combination of the artistry for which McGovern is known coupled with his energy efficiency prowess and ability to truly allow a home to function at its optimum level.

As one of six builders in this sought-after development, McGovern has taken his craft to yet another admirable level, integrating the most meticulous of details with the flair for presentation, perhaps setting a new standard in what happens when function meets aesthetics. His dedication to his craft has resulted in numerous awards for many of his designs, including winner of the Distinctive Plan and Design Award in 2018 and Second Place in the Pick of the Parade.

Located at 3021 SW Arthur Drive, this reverse story and a half offers 1,930 square feet of living space on the main level with an additional 1,270 square feet on the lower level. A floorplan designed for ease of flow and maximum use of space, this design appeals not only to those seeking main floor living but also to growing families. McGovern has simply made it the perfect place to call home. The

main floor features include two bedrooms, two full baths, a great room, dinette and oversized owner suite. The front bedroom can be built open for a dining room space. The finished lower level enjoys a wet bar, two bedrooms and a large recreational space.



This open floor plan with its walkout lower level provides ample leg room for family and friends. One of the key highlights is the expansive kitchen, complete with an oversized island and walk-in pantry. Abundant storage space add to its appeal and the quartz countertops give it the eye-catching flair it deserves. From there the great room invites you in with its high ceilings and transom windows. The first floor owner suite dramatically draws you in with its expressive layout, spa-like bathroom with whirlpool tub, shower, and double vanity, and an expansive adjoining closet.

A Summit View address means a tranquil setting where most of the lots back to green space. With the first phase nearing completion,



the second phase should be underway in July. The neighborhood is part of the Lee's Summit school district and the final phase will actually have a Kansas City, Missouri address. Prices average in the \$400,000s with spacious lots of copious natural areas.

McGovern sets himself apart from other builders with the wide range of upgraded amenities he installs into his homes, which includes premium stain resistant carpet, higher end trim packages, and energy efficient products.

"We build all of our homes with 2x6 exterior walls instead of 2x4, which gives us the ability to have an R23 insulation value versus industry standard R13. We also go above and beyond the standard insulation in the attic." Additionally, a McGovern home is also known for high-efficiency furnaces and air conditioners. "We start at 95% efficient furnaces, yet we are still competitively priced with the market, which ultimately saves the home buyer money".

McGovern has actually lived in several of his homes and from there has gained a new perspective on what works and what doesn't. He fully experiences his designs in order to make them deliver the best not only in function but also in form. Further, after living in various models of his homes, he can verify the savings on the utility bills.

"Every home I build I am building above and beyond what industry standards are," he emphasized. "We build not only for beauty but also for value. I believe every house should be functional."

Although McGovern is expanding his portfolio of homes in Summit View Farms, he builds all over the metro area, and has done so extensively in the Northland, Olathe and Lee's Summit. However, he stands at the ready to assist any homeowner who is ready to open the door to their new dream.

"I'll build anywhere in the area and really enjoying doing custom work," he indicated. "I am also looking into building some smaller, starter homes that are equipped with smart and efficient designs."



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