



Edina-based Adriatic Construction used a dark charcoal and black exterior to put a new twist on a contemporary home at 6544 Warren Ave. S., which sold recently for \$1.41 million. (Submitted photo: Spacecrafting)

Top Transactions: Taking chance pays off in Edina

By: Anne Bretts | May 21, 2021 3:27 pm

Editor's note: The Top Transactions feature focuses on the latest top home sales in the Twin Cities area, as well as noteworthy new listings, new residential developments and housing trends. Finance & Commerce checks certificates of real estate value filed with the Minnesota Department of Revenue as well as data from the Northstar Multiple Listing Service, Realtor.com, county records and other sources.

The new model home at 6544 Warren Ave. S. in Edina has some of the familiar elements of urban farmhouse designs popular in the market these days.

Instead of the usual stark white siding and black trim, however, Dario Jevtic of Adriatic Construction took a risk by wrapping the exterior in a deep shade of charcoal paint.

"I didn't want to do another white building," said Jevtic, who's no stranger to taking risks.

He took another by finishing it and putting it on the market in January.

The risks paid off when the five-bedroom, five-bath, 4,362-square-foot house sold for \$1.41 million in a cash deal that closed April 26 and was made public this week.

Adriatic was represented by Abigail Heckethorn with Vibrant Realty in Burnsville, while buyers Chase and Bailey Johnson worked with Jake Murray of Fox Realty in Minnetonka.

"The first open house we had five buyers waiting outside in their cars," Jevtic said. "It was negative 20 [degrees]."

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The timing was perfect for the Johnsons, business professionals and new parents who toured the house as a possible model for another property Adriatic was developing.

"After spending just a few minutes inside, we knew we had a gem," she said, praising the timeless design. "We've gotten countless compliments from friends, family and even strangers just passing on the street."

Photos on the Adriatic website show a bright yet minimalist interior, with natural materials, lots of windows and high-end details, like the heated garage floor.

Jevtic and his parents took their biggest risk two decades ago, when he was 10, leaving war-torn Bosnia to start over in the United States. They settled in Edina. His father, Jovan, who owned a bus company and several other businesses, drove a bus and did remodeling work. His mother, a physician, became a nurse. He went to private school and finished college, working with his father in his spare time.

in 2016 when he gave up a business career in New York and returned to Edina to start a remodeling business with his father.

Finance & Commerce met up with him in 2018 when he built his first spec home in Edina, one of the most expensive and competitive communities in the Twin Cities. That house sold for nearly \$1.5 million.

Jevtic's father still works with clients

"He's the heart of the company," Jevtic said.

The entrepreneur has continued to work on model homes, but also took on a custom home for a Hindu couple who wanted to follow Vastu Shastra, a set of traditional Indian architectural principles that govern how a home must be designed to be in harmony with nature.

After much research and work with his clients, he met all their requirements.

"That was the smoothest build I ever had," he said. "I don't know whether it was that I was over-prepared or the Vastu principles worked so well."

"I've learned a lot," Jevtic said of his new career. "The first house was very difficult and the second house was almost as difficult."

Since then, he has kept the business small and manageable. His business skills have helped him manage the escalating costs of material and labor — and the shortages of both — in the overheated housing market.

He's learned the most from the reactions from buyers.

"I've learned what it is to build a home for a family."

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