

★ PANELIZED SHELL KIT

BIG SKY

2 Bed · 1 Bath · Loft · 640 sqft

SHELL KIT FROM

\$51,875

Per unit · shipping, engineering & assembly separate

PANELIZED SHELL ONLY

640
LIVABLE SQFT

2 · 1
BEDS · BATHS

+ Loft
BONUS SPACE

Nationwide
SHIPPING AVAILABLE

The Home

WHY BIG SKY

**The smallest panelized —
and the most flexible.**

Big Sky is the entry point to the Zip Kit lineup at 640 sqft livable, with a 101 sqft storage loft above for everything that doesn't fit downstairs. Two bedrooms, a single full bath with stacked W/D, and an open kitchen-living-dining centered on a rolling island — sized to drop on a small lot, an infill site, or as a backyard ADU. Pair two units mirrored as a duplex, or bolt on a 16'x22' garage bay for a single-family setup.

STANDARD ELEVATIONS

Dark vertical wood + warm cedar accent · black metal shed roof



FRONT RIGHT



FRONT LEFT



BACK RIGHT



BACK LEFT

PLEASE NOTE Renderings depict optional finish levels. Zip Kit provides the structural shell only — finishes shown are not included in the kit price.

640

LIVABLE SQFT

2 · 1

BEDS · BATHS

+ Loft

BONUS SPACE

Nationwide

SHIPPING AVAILABLE

WOOD OR STEEL

Zip Kit builds in panelized wood and in Zip Kit Steel light-gauge framing. Which suits your site depends on span, fire and seismic requirements, and local code. **Ask your sales rep for the wood vs steel sheet.**

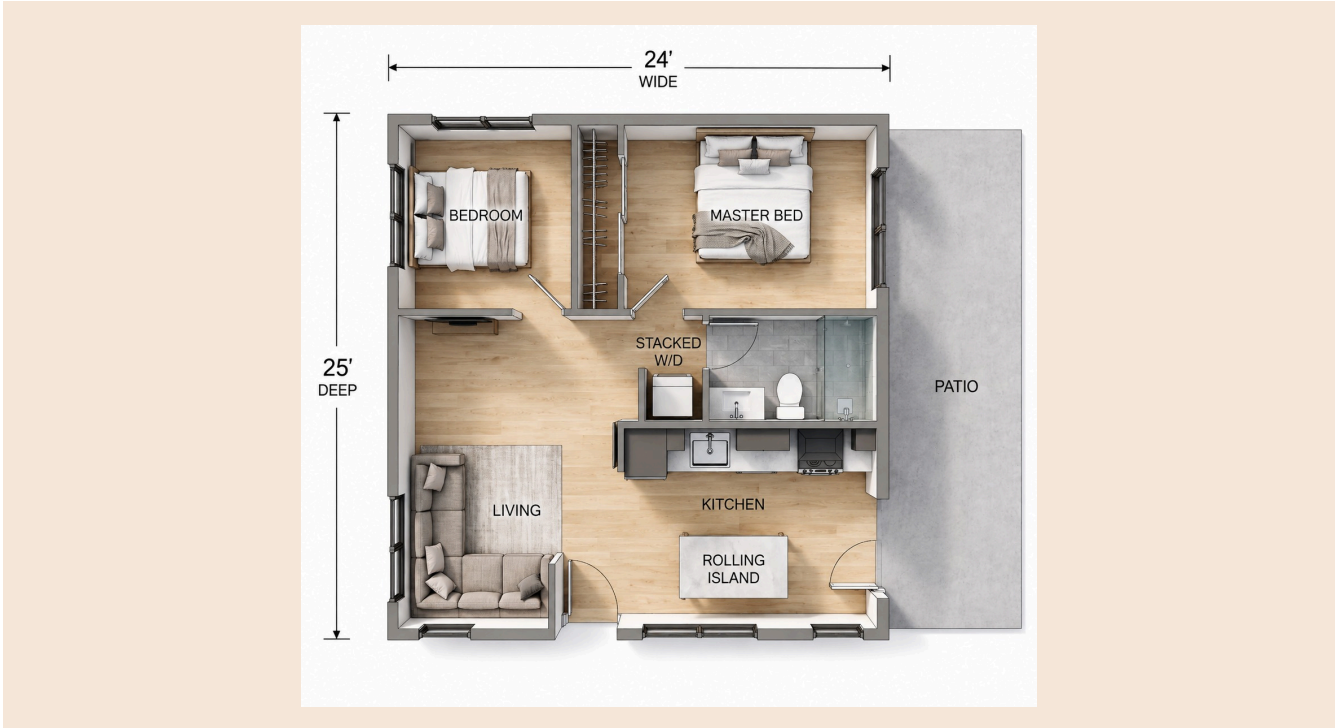
Floor Plan

Compact 640 sqft modern cabin — single-level living at 24' × 25' with a bonus 101 sqft storage loft above. Open kitchen-living-dining, two bedrooms at the back, single full bath with stacked W/D, and direct access to the patio.

STANDARD PLAN

2 Bed · 1 Bath · 640 sqft · 24' × 25'

Open kitchen-living-dining with a rolling island, two bedrooms tucked at the back, single full bath with stacked W/D. Direct access to the patio off the kitchen.



THIS IS WHAT YOU GET

The panelized shell as delivered and set



★ PANELIZED SHELL · DRIED IN

Walls framed and standing, ZIP System sheathing taped and sealed, roof on and dried in. This is the point your kit reaches — everything past it is yours to finish or ours to quote separately.

Windows and doors shown are an optional add-on — supplied and installed with the kit, priced separately.

PRICING JOURNEY

Phased pricing · design contracted separately · steps 2–5 under one build contract

1	2	3	4	5
DESIGN	ENGINEERING	SHELL KIT	FREIGHT	UPGRADES
from \$2,500	\$6,925	\$51,875	Quoted	optional
Layout & concept development	Full submittal package	Panelized shell package	Nationwide shipping	Snow load · windows · assembly

LINE-ITEM PRICING

Discounts available on multiple units

Panelized Shell Kit	\$51,875
Pre-framed walls, trusses, ZIP System sheathing, roof dry-in materials	
Architectural design (early concept development — starting at)	\$2,500
Full submittal engineering package	\$6,925
Added cost — 35 to 100 PSF snow load	+ \$7,150
Added cost — up to 250 PSF snow load	+ \$14,965
Freight — nationwide shipping from Cedar City, UT	Quoted per project
On-site assembly — panel set, framing & roof dry-in labor (optional)	Quoted per project

WHAT'S IN THE KIT

PANELIZED SHELL PACKAGE • Pre-framed exterior wall panels • Pre-framed interior wall panels • ZIP System sheathing + tape — integrated weather barrier • Pre-framed stairs & structural components • Pre-cut structural beams and posts • Roof panels or engineered trusses • Lumber to finish trusses & roofing (sheathing, blocking, subfascia) • Synthetic roof underlayment OPTIONAL — ON-SITE ASSEMBLY Panel set, framing completion and roof dry-in labor are available as a separately quoted service, independent of the kit purchase. Scope, availability and pricing vary by location.

ENGINEERING PACKAGE

Detailed floor plans
Designed by builders to reduce waste and simplify the construction process.
Structural engineering
Engineered for your specific location — snow loads, seismic zone, frost depth, wind.
Res-check energy submittal
Energy compliance documentation as required by your local building department.
Site plan
Specific to your lot. Geotechnical and soils engineering not included.

FREIGHT — QUOTED PER PROJECT
Freight is quoted per project from Cedar City rather than charged at a flat per-mile rate. Cost depends on destination, route, and how many loads the kit requires. Your sales rep can provide a delivered number alongside your quote.

WINDOWS & DOORS UPGRADES

Quoted per project · standard entry doors included

1 VINYL · SINGLE FINISH	2 VINYL · TWO-TONE	3 PREMIUM VINYL	4 FIBREX COMPOSITE
Cascade WinPro Vinyl	Cascade WinPro Vinyl	Amsco Studios	Andersen 100 Series
Clay or White	Black Ext / White Int	Step-up series	Composite upgrade
Low-maintenance vinyl with energy-efficient dual-pane glass. All-clay or all-white.	Same durable vinyl in a two-tone finish for modern exterior contrast.	Refined profiles and enhanced thermal performance over standard vinyl.	2× stronger and 12× thicker finish than painted vinyl. White interior at reduced cost.
Quoted	Quoted	Quoted	Quoted

Window packages are quoted with the project — shipping, handling and installation vary by destination. Upgrades to size, style, color, brand, or configuration will result in additional charges. All customizations must be approved before engineering begins.