

★ PANELIZED SHELL KIT

BLUEBELL

3 Bed · 2 Bath · 2-Car Garage · 2,125 sqft

SHELL KIT FROM

\$134,120

Per unit · shipping, engineering & assembly
separate

PANELIZED SHELL ONLY

2,125
LIVABLE SQFT

739
GARAGE SQFT

3 · 2
BEDS · BATHS

Nationwide
SHIPPING AVAILABLE

The Home

WHY BLUEBELL

Mountain modern farmhouse with timber detail.

Bluebell brings the farmhouse vocabulary up to mountain modern — white board-and-batten siding, standing-seam metal roof, exposed gable trusses, and timber porch posts that catch the morning light. 2,125 sqft of single-level living means no stairs and a real primary suite separated from the secondary bedrooms. The oversized 739 sqft garage handles the boat, snow gear, or a shop bench — a rare amenity at this footprint.

PERSPECTIVES & ELEVATIONS

White board-and-batten + black metal · timber-detailed gable



FRONT



FRONT RIGHT



FRONT LEFT



BACK RIGHT

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

2,125

LIVABLE SQFT

739

GARAGE SQFT

3 · 2

BEDS · BATHS

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

Single-level mountain modern farmhouse on a 76' × 63' footprint. Primary suite anchors the east wing with walk-in closet and dual-vanity bath. Open kitchen-dining-living anchors the main wing, with the 2-car garage off the laundry / mech / pantry corridor.

MAIN LEVEL FLOOR PLAN

3 Bed · 2 Bath · 2-Car Garage · 76' × 63'

Single-level mountain modern farmhouse. Primary suite (with walk-in closet and dual-vanity bath) sits on the east end; two secondary bedrooms share a second full bath. Open kitchen-dining-living anchors the main wing alongside a dedicated laundry, mechanical, and pantry corridor connecting to the garage.



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	\$10,510	\$134,120	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 (per unit)	\$134,120
Pre-framed walls, trusses, ZIP System sheathing, roof dry-in materials	
Architectural design (early concept development — starting at)	\$2,500
Full submittal engineering package	\$10,510
Added cost — 35 to 100 PSF snow load	+ \$11,410
Added cost — up to 250 PSF snow load	+ \$18,850
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.