

★ PANELIZED SHELL KIT

CEDAR

4 Bed · 2.5 Bath · 2-Car Garage · 1,989 sqft

SHELL KIT FROM

\$152,157

Per unit · shipping, engineering & assembly separate

PANELIZED SHELL ONLY

1,989
LIVABLE SQFT

565
GARAGE SQFT

4 · 2.5
BEDS · BATHS

Nationwide
SHIPPING AVAILABLE

The Home

WHY CEDAR

Modern ranch with stone, cedar, and timber-frame entry.

Cedar is the lineup's full-size single-storey four-bedroom modern ranch — almost 2,000 sqft of single-level living with an attached 2-car garage. Mixed warm cedar siding paired with stone veneer accents and a dark standing-seam metal roof, finished with a decorative timber-frame entry porch. Master suite tucked in its own wing with private bath and walk-in closet; two secondary bedrooms share a second full bath; the fourth bedroom flexes as a home office with an adjacent half bath.

PERSPECTIVES & ELEVATIONS

Two 3D perspectives · two dimensioned architectural elevations



FRONT LEFT PERSPECTIVE



FRONT RIGHT PERSPECTIVE



FRONT ELEVATION · 66'-0"



LEFT SIDE ELEVATION · 42'-0"

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

1,989

LIVABLE SQFT

565

GARAGE SQFT

4 · 2.5

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.**

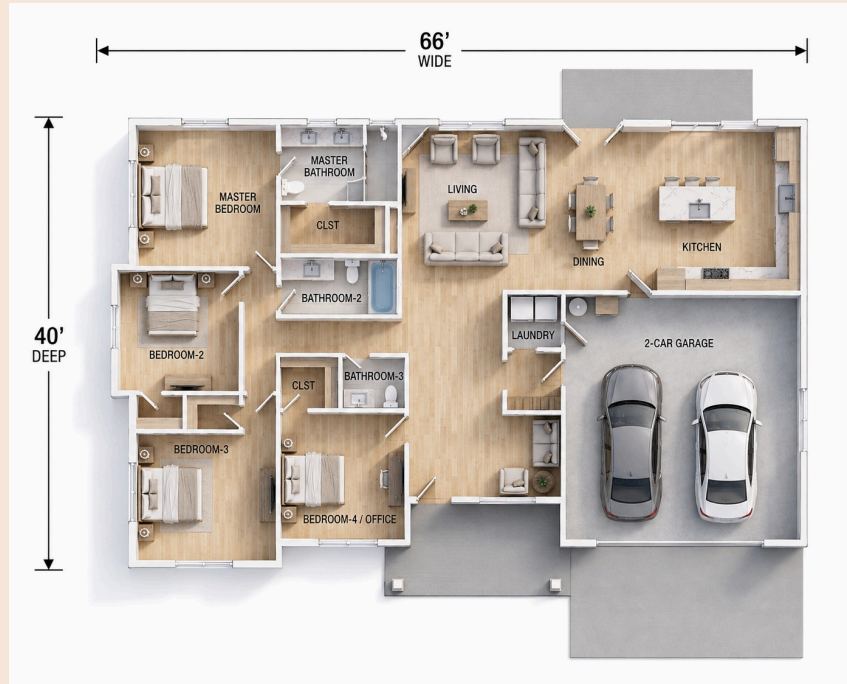
Floor Plan

Single-level modern ranch on a 66' × 40' footprint. Master suite on the left wing, two secondary bedrooms share a second full bath, fourth bedroom flexes as a home office with adjacent half bath. Attached 2-car garage with direct kitchen access.

MAIN LEVEL FLOOR PLAN

4 Bed · 2.5 Bath · 2-Car Garage · 66' × 40'

Single-level open-plan layout. Master suite on the left wing with private bath and walk-in closet. Bedrooms 2 and 3 share a second full bath; Bedroom 4 / Office sits adjacent to a half bath. Open kitchen-dining-living flows to the attached 2-car garage and rear patio.



THIS IS WHAT YOU GET

The panelized shell as delivered and set



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 from \$2,500	ENGINEERING \$13,175	SHELL KIT \$152,157	FREIGHT Quoted	UPGRADES 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 Pre-framed walls, trusses, ZIP System sheathing, roof dry-in materials	\$152,157
Architectural design (early concept development — starting at)	\$2,500
Full submittal engineering package	\$13,175
Added cost — 35 to 100 PSF snow load	+ \$15,215
Added cost — up to 250 PSF snow load	+ \$29,965
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 Cascade WinPro Vinyl Clay or White Low-maintenance vinyl with energy-efficient dual-pane glass. All-clay or all-white. Quoted	2 VINYL · TWO-TONE Cascade WinPro Vinyl Black Ext / White Int Same durable vinyl in a two-tone finish for modern exterior contrast. Quoted	3 PREMIUM VINYL Amsco Studios Step-up series Refined profiles and enhanced thermal performance over standard vinyl. Quoted	4 FIBREX COMPOSITE Andersen 100 Series Composite upgrade 2× stronger and 12× thicker finish than painted vinyl. White interior at reduced cost. 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.