



★ PANELIZED SHELL KIT

COLUMBIA

4 Bed · 3.5 Bath · Two-Story · 2,276 sqft

SHELL KIT FROM

\$163,540

Per unit · shipping, engineering & assembly
separate

PANELIZED SHELL ONLY

2,276
LIVABLE SQFT

576
GARAGE SQFT

4 · 3.5
BEDS · BATHS

Nationwide
SHIPPING AVAILABLE

The Home

WHY COLUMBIA

Two-story modern with the great room on top.

Columbia is the largest two-story in the lineup and the only plan that flips the script. Three secondary bedrooms anchor the main level alongside the 576 sqft two-car garage, rear-entry laundry, and a covered front porch. Upstairs, the open kitchen-living-dining claims the elevation where the views are, paired with the master suite (walk-in closet + soaking-tub bath), a pantry, and a half bath. A 300 sqft covered upper deck extends the great room outdoors. Built for sloped lots, lakefront sites, and any property where the upper floor deserves the best light.

ALL PERSPECTIVES

Four exterior perspectives · cedar siding · standing-seam metal roof · glass garage door



FRONT LEFT



FRONT RIGHT



BACK 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.

2,276

LIVABLE SQFT

576

GARAGE SQFT

4 · 3.5

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 Plans

Two-story modern on a 46' × 40' footprint. Main level holds three secondary bedrooms, two full baths, utility, and the 2-car garage; upper level holds the open kitchen-living-dining, master suite, pantry, half bath, and 300 sqft covered deck.

FLOOR PLANS · MAIN + UPPER

4 Bed · 3.5 Bath · 46' × 40' · 2-Car Garage

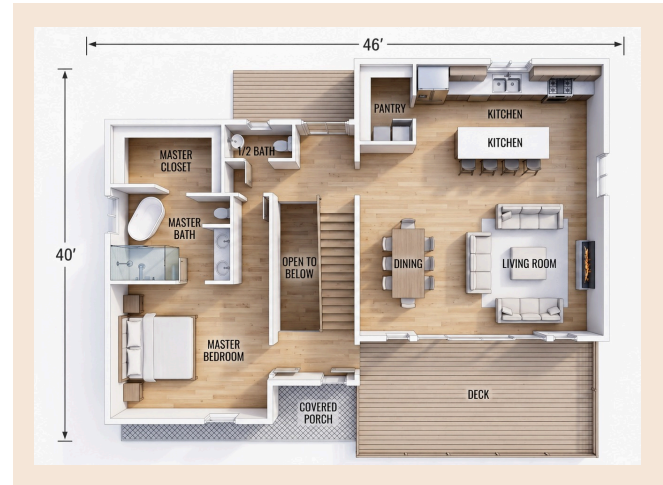
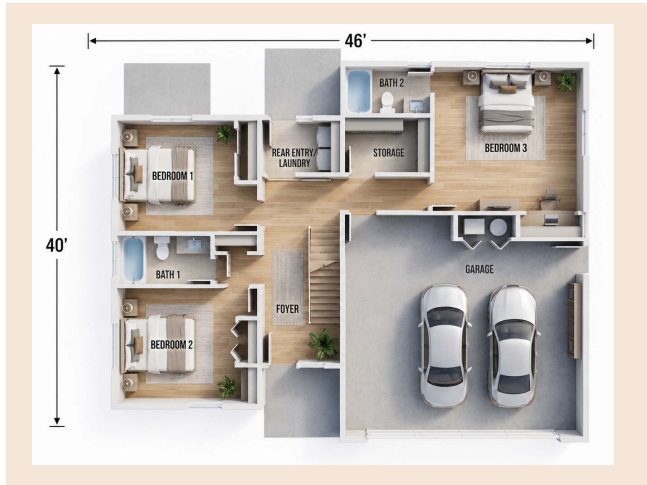
Main level: three secondary bedrooms + two full baths + rear-entry laundry + storage + 2-car garage + foyer + covered porch. Upper level: master bedroom + master bath + walk-in closet + half bath + pantry + open kitchen-dining-living + 300 sqft covered deck.

MAIN LEVEL

Three bedrooms · two baths · garage

UPPER LEVEL

Great room · master suite · deck



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 & Scope

PRICING JOURNEY

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

1	2	3	4	5
DESIGN from \$2,500	ENGINEERING \$12,415	SHELL KIT \$163,540	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	\$163,540
Architectural design (early concept development — starting at)	\$2,500
Full submittal engineering package	\$12,415
Added cost — 35 to 100 PSF snow load	+ \$14,275
Added cost — up to 250 PSF snow load	+ \$21,650
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
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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.