

★ PANELIZED SHELL KIT

FRONTIER

2 Bed · 1 Bath · Loft · 1,044 sqft

SHELL KIT FROM

\$74,225

Per unit · shipping, engineering &
assembly separate

PANELIZED SHELL ONLY

1,044
LIVABLE SQFT

2 · 1
BEDS · BATHS

2 Levels
MAIN + LOFT

Nationwide
SHIPPING AVAILABLE

The Home

WHY FRONTIER

Mountain cabin with a sleeping loft above the great room.

Frontier is a compact mountain-modern cabin — 1,044 sqft with two bedrooms on the main level and a flex sleeping loft above the open great room. Mountain-modern silhouette: warm cedar accents, corrugated metal wainscot, dark shed roof, and a covered patio with sliding door that extends the living space outdoors. The 14'-9" loft overlooks the living room below, with the mechanical chase tucked discreetly to one side. Built for cabins, vacation rentals, lake lots, and weekend getaways where small footprint and big views matter most.

ALL PERSPECTIVES

Cedar + corrugated metal scheme · all four sides shown · alternate schemes available



1
FRONT LEFT



2
FRONT RIGHT



3
BACK LEFT



4
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.

1,044

LIVABLE SQFT

2 · 1

BEDS · BATHS

2 Levels

MAIN + LOFT

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

Mountain cabin on a 24' × 30' footprint. Main level holds two bedrooms, full bath with stacked W/D, and the open kitchen-living-dining with a covered patio. Loft above is open flex space — sleeping, lounging, or office — overlooking the great room below.

FLOOR PLANS · MAIN + LOFT

2 Bed · 1 Bath · 24' × 30' · sleeping loft

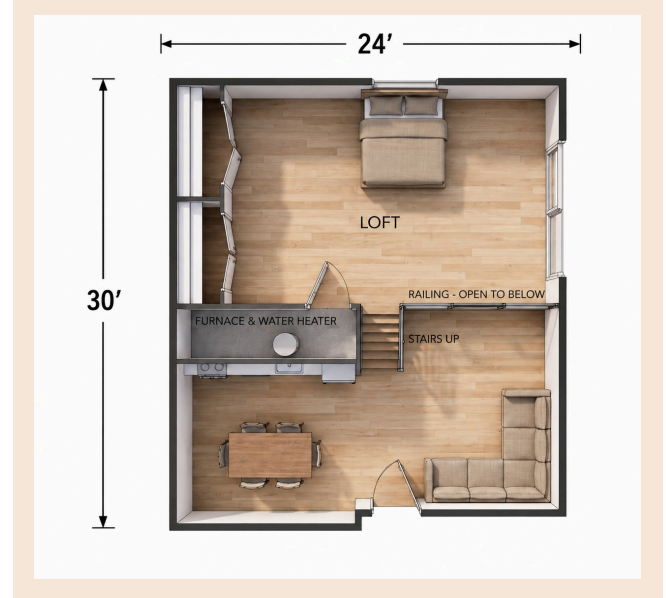
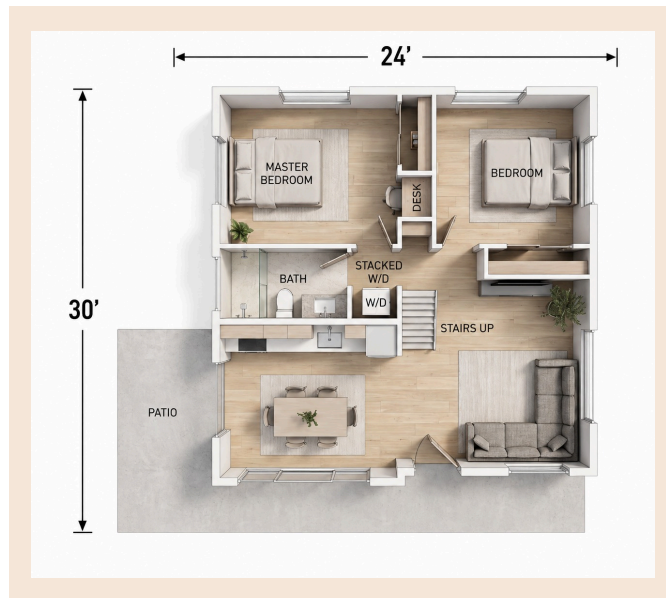
Main level: master bedroom + second bedroom + full bath + stacked W/D + open living-dining-kitchen + patio with sliding door. Loft: open flex space (14'-9" wide) overlooking the living room below, plus mechanical (furnace and water heater) and railing open to below.

MAIN LEVEL

Two bedrooms · bath · great room · patio

LOFT

Flex loft · mechanical · open to below



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 \$6,190	SHELL KIT \$74,225	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	\$74,225
Architectural design (early concept development — starting at)	\$2,500
Full submittal engineering package	\$6,190
Added cost — 35 to 100 PSF snow load	+ \$7,650
Added cost — up to 250 PSF snow load	+ \$15,675
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.