



★ BARNDOMINIUM SERIES

IVIN

3 Bed · 2 Bath · 87' × 39' · 1,495 sqft Garage

SHELL KIT FROM

\$223,950

Per unit · shipping, engineering & assembly separate

PANELIZED SHELL ONLY

1,970
LIVABLE SQFT

1,495
GARAGE SQFT

3 · 2
BEDS · BATHS

Nationwide
SHIPPING AVAILABLE

WHY IVIN

Barndominium built around the space you actually use.

Ivin is 3,465 sqft under one roof on an 87' × 39' footprint — 1,970 sqft of living space paired with a 1,495 sqft attached garage. At its heart, the open kitchen and living room span the full depth of the building, while the master suite and two secondary bedrooms run off a central hallway with two full baths, laundry, and pantry. The garage is sized to grow with you — workshop, equipment storage, outdoor gear, or a business you run from home. Built for buyers who want a real residence with barn-scale working space attached, not a metal building with a house tucked inside it.

EXTERIOR ELEVATIONS

Dark board-and-batten + stone chimney + timber porch posts · standing-seam metal roof



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

1,970

LIVABLE SQFT

1,495

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.**

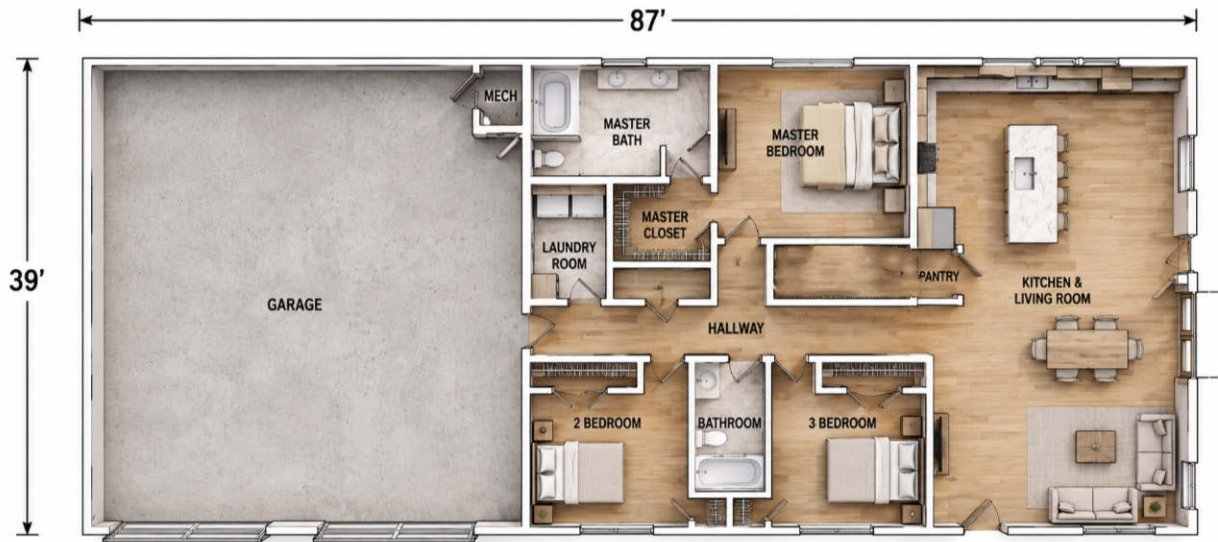
Floor Plan

Single-level barndominium on an 87' × 39' footprint — 1,970 sqft of living space plus a 1,495 sqft attached garage, 3,465 sqft total under one roof. Open kitchen and living room anchor one end, master suite and two secondary bedrooms run off a central hallway, and laundry, pantry, and mechanical tuck between the living wing and the garage.

MAIN LEVEL FLOOR PLAN

3 Bed · 2 Bath · 87' × 39' · 1,495 sqft Garage · 3,465 total

Open kitchen and living room span the full 39' depth at one end. Master bedroom with walk-in closet and private bath; Bedroom 2 and Bedroom 3 share a second full bath off the central hallway. Laundry, pantry, flex space, a separate toilet room, and the mechanical room sit between the living wing and the 1,495 sqft attached garage — garage footprint and ceiling height both expandable during design.



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 \$14,850	SHELL KIT \$223,950	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	\$223,950
Architectural design (early concept development — starting at)	\$2,500
Full submittal engineering package	\$14,850
Added cost — 35 to 100 PSF snow load	+ \$13,765
Added cost — up to 250 PSF snow load	+ \$23,650
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
--	---	---	---

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.