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EST. 2011



★ BARNDOMINIUM SERIES

JUNIPER

3 Bed · 2 Bath · 4-Car Garage · 100' × 60'

SHELL KIT FROM

$235,850

Per unit · shipping, engineering & assembly separate

PANELIZED SHELL ONLY

2,120	1,853	1,376	Nationwide
LIVABLE SQFT	GARAGE SQFT	PATIO SQFT	SHIPPING AVAILABLE

JUNIPER · BARNDOMINIUM SERIES

The Home

3665 West 2700 South, Cedar City UT 84720
(435) 340·1171 | sales@zipkithomes.com

WHY JUNIPER

Single-level luxury barndominium with a wrap-around porch.

Juniper is the residential side of the Barndominium Series — where Apache leans into the shop-and-apartment work-live combo, Juniper goes full family home with the barn aesthetic. White board-and-batten siding paired with warm cedar columns, a dark standing-seam metal roof, and a 1,376 sqft wrap-around covered patio give it modern-farmhouse curb appeal. The single-level layout puts everything on one floor: primary suite with walk-in closet, two additional bedrooms, an office, and a great room, all anchored by a 1,853 sqft 4-car garage. Built for buyers who want barndominium aesthetics with traditional residential living.

PERSPECTIVES & ELEVATIONS

White board-and-batten + cedar columns · dark standing-seam metal roof

1



FRONT CORNER

2



BACK CORNER

3



PORCH WALK

4



LEFT SIDE

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

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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.**

JUNIPER · BARNDOMINIUM SERIES

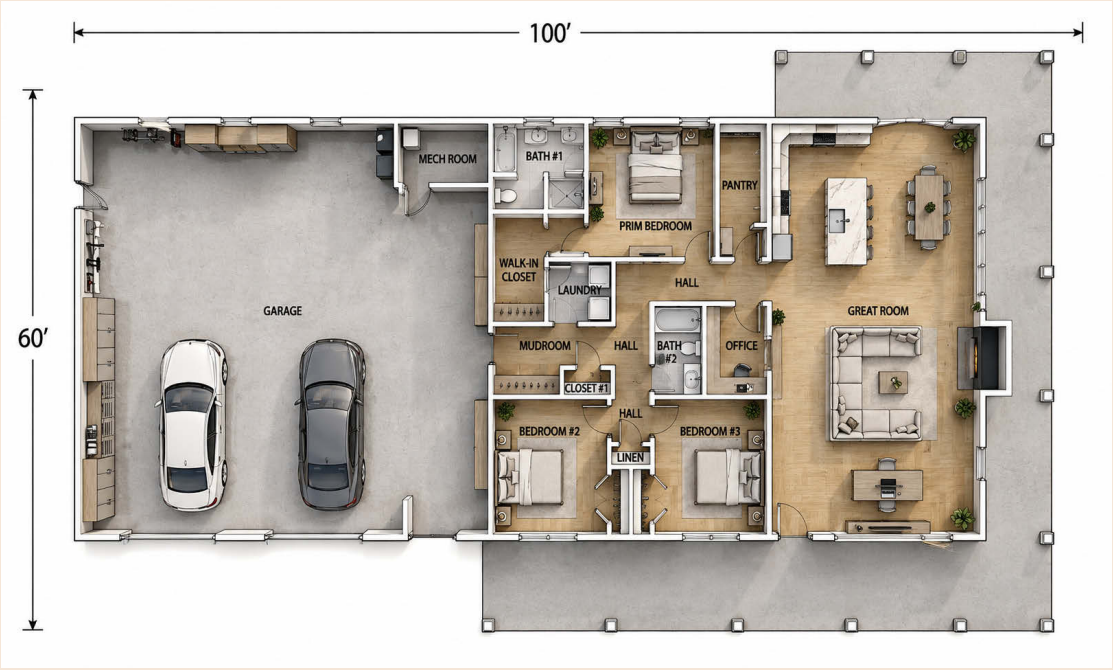
Floor Plan

Single-level layout on a 100' × 60' footprint. The primary suite anchors one wing; two additional bedrooms, an office, and a full bath share the opposite wing, with the great room — kitchen, dining, and living — opening onto the wrap-around covered patio.

MAIN LEVEL FLOOR PLAN

3 Bed · 2 Bath · 4-Car Garage · 100' × 60'

Single-level open-plan layout. The 4-car garage occupies the left wing with the mech room. Right of the garage: Bath #1, Primary Bedroom, Walk-in Closet, and Pantry. Center: Mudroom, Laundry, Hall, Bath #2, and Office. Bedrooms 2 and 3 sit south of center sharing the linen closet. The Great Room — kitchen, dining, living — spans the right wing and opens onto the wrap-around covered 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.

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Pricing & Scope

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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	$14,850	$235,850	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 Pre-framed walls, trusses, ZIP System sheathing, roof dry-in materials	**$235,850**
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	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.