

MOUNTAIN MODERN SERIES • BIG FAMILIES • SKI-COUNTRY RETREATS

KOLOB

Built for big families and ski-country retreats.

Panelized shell kit • two-story • 5 Bed • 4 Bath • 2,955 sqft • main-level master • 2-car garage • built for snow up to 250 PSF

THIS PRESENTATION

Kolob • Mountain Modern

Two-story • 5 bed • 4 bath • 2,955 sqft • main-level master • 2-car garage

SHELL KIT FROM

\$179,550

Panelized shell kit only. Windows and doors are an optional add-on. Engineering, freight, and on-site assembly quoted separately.

NATIONWIDE DIY

MAIN LEVEL · OPEN PLAN + MAIN-LEVEL MASTER + 2-CAR GARAGE

KOLOB · MAIN LEVEL

Main Level · Master suite + Bedroom 2 · Open kitchen / dining / living · Covered entry + rear patio · 2-car garage · 66' wide

Panelized shell kit only — windows and exterior doors are an optional add-on. Interior finishes, siding stain, and roof color are owner-selected.

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FEATURES & SPECS

- Main-level master (Bedroom 1) with walk-in closet and Bath 1 — double vanity, tub, walk-in shower, and private W/C
- Bedroom 2 on the main level — a guest room or study
- Open kitchen with island, flowing into dining and a living room with fireplace
- Bath 2 and a walk-in pantry off the kitchen
- Home service center with washer / dryer between the garage and entry
- Open stair up from the entry
- Covered front entry and a covered rear patio off the dining area
- Attached 2-car garage — 24' × 26' — with a mechanical room
- Engineered for snow loads up to 250 PSF

BEST FOR

- BIG FAMILIES
- MAIN-LEVEL MASTER
- MULTI-GEN
- SKI-COUNTRY RENTAL
- 2-CAR GARAGE



UPPER LEVEL · FAMILY ROOM + THREE BEDROOMS + TWO BATHS

KOLOB · UPPER LEVEL

Upper Level · Family room · Bedrooms 3, 4, and 5 · Bath 3 + Bath 4 · Laundry + linen · Covered balcony · 36' × 49'

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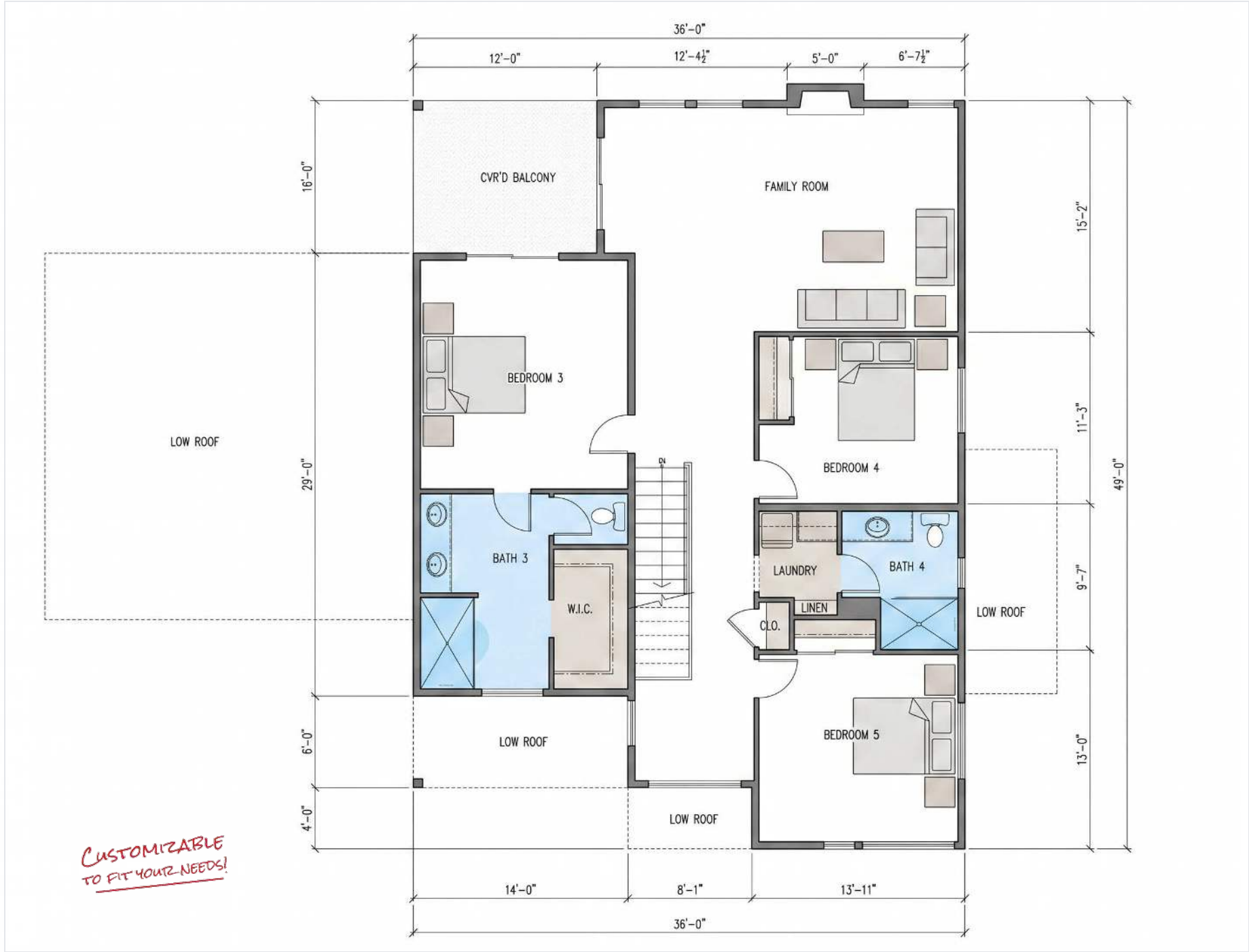
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FEATURES & SPECS

- Central family room — a second living space upstairs
- Three additional bedrooms — Bedrooms 3, 4, and 5
- Bath 3 with double vanity, walk-in shower, private W/C, and a walk-in closet
- Bath 4 with walk-in shower
- Dedicated upper-level laundry, linen, and hall closet
- 12' × 16' covered balcony between Bedroom 3 and the family room

BEST FOR

- FAMILY ROOM
- 3 UPPER BEDROOMS
- COVERED BALCONY
- UPPER LAUNDRY



WHAT ARRIVES ON SITE

The Kolob Shell Kit

Panelized walls · roof framing · ZIP System sheathing across both stories. Windows and exterior doors are an optional add-on, not part of the base kit.



Kolob panelized shell on site — both stories standing, ZIP System sheathing taped, stepped shed roofs with underlayment down, the covered entry roof on a timber post, the balcony platform framed, and the 2-car garage bay open. Windows and doors shown are an optional add-on and are not part of the base kit.

WHAT THE SHELL KIT INCLUDES

- Pre-framed exterior and interior wall panels — both stories
- ZIP System sheathing and tape — integrated weather barrier
- Engineered trusses or roof panels sized for your snow load
- Pre-framed interior stairs and structural components
- Covered entry roof framing, timber posts, and balcony framing
- Pre-cut structural beams, posts, and framing components
- Lumber to finish trusses and roofing — sheathing, blocking, subfascia
- Synthetic roof underlayment

NOT INCLUDED — OPTIONAL OR CONTRACTED SEPARATELY

- Windows and exterior doors — OPTIONAL ADD-ON, not included in the shell kit. Packages priced separately: Cascade Vinyl, Amsco Studios, or Andersen 100
- Glass-panel garage overhead door
- Balcony railing and finish decking
- Cedar siding, stucco or dark cladding, and metal roofing
- On-site assembly — panel set, framing completion, and roofing labor
- Freight from Cedar City, UT — quoted per project
- Full submittal engineering package and architectural design
- Foundation and site work
- Interior finishes, cabinetry, and flooring
- Exterior siding stain, roof color, and paint
- Mechanical, electrical, and plumbing
- Interior doors, trim, and final hardware

WINDOWS AND DOORS ARE AN OPTIONAL ADD-ON

Windows and exterior doors are not included in the panelized shell kit — exterior doors are supplied within the window package. If you want Zip Kit to supply and install them, choose a package and it is quoted separately on top of the kit price. Otherwise they are sourced and installed by your builder.

CEDAR + DARK CLADDING · SHED-ROOF LINES · ALL FOUR CORNERS

Perspectives & Views

Four rendered perspectives — front-right, front-left, back-right, and back-left



FRONT RIGHT VIEW

Entry side · glass garage door · balcony



FRONT LEFT VIEW

Front-left · driveway approach and entry



BACK RIGHT VIEW

Rear-right · covered balcony and patio



BACK LEFT VIEW

Rear-left · balcony and shed roof

EXTERIOR DETAILS

- Cedar siding accents with dark cladding
- Stepped shed-roof lines — mountain-modern profile
- Black-framed windows and full-height glazing
- Upper balconies with horizontal metal railing
- Glass-panel garage door on the 2-car garage
- Engineered for alpine snow loads up to 250 PSF

A NOTE ON FINISHES

These renderings show the cedar and dark-cladding scheme; the cover shows a white stucco and stained-cedar direction on the same plan. Siding stain, roof color, and trim are owner-selected and contracted separately — ask sales about alternate schemes. Windows, exterior doors, the garage door, and balcony railings shown are optional add-ons and are not part of the base shell kit.