

★ PANELIZED SHELL KIT

# KOLOB

5-6 Bed · 4 Bath · Two-Story · 2,955 sqft

SHELL KIT FROM

**\$179,550**

Per unit · shipping, engineering & assembly separate

**PANELIZED SHELL ONLY**

**2,955**  
LIVABLE SQFT

**576**  
GARAGE SQFT

**5-6 · 4**  
BEDS · BATHS

**Nationwide**  
SHIPPING AVAILABLE

# The Home

## WHY KOLOB

**Built for big families  
and ski-country retreats.**

Kolob is one of the most popular in the Zip Kit lineup at 2,955 sqft livable plus a 576 sqft attached 2-car garage. The 5–6 bedroom flex layout pairs a true main-level master with three more bedrooms and a family room upstairs — room for full-time families, multi-gen living, or a high-occupancy mountain rental. Cedar accents and clean shed-roof lines pull it firmly into mountain modern territory.

## ALL PERSPECTIVES

*Cedar + dark cladding · all four sides shown · alternate color schemes available on request*



1  
FRONT RIGHT



2  
FRONT LEFT



3  
BACK RIGHT



4  
BACK LEFT

**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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LIVABLE SQFT

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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.**

# Floor Plans

Two-story mountain modern at 2,955 sqft livable plus a 576 sqft attached 2-car garage. Main level holds the open kitchen-living-dining and main-level master suite. Upper level adds a family room, three more bedrooms, two baths, laundry, and a covered balcony — a 5–6 bedroom flex layout.

## FLOOR PLANS · MAIN + UPPER

5–6 Bed · 4 Bath · 66' main · 36' upper

*Main level: Living + Kitchen + Dining + Pantry + Main Level Master with W.I.C. + Bedroom or Study + Full Bath + Stacked W/D + Mech + Covered Front Patio + 2-Car Garage. Upper level: Family Room + Bedroom 3 + Bedroom 4 + Bedroom 5 + Bath 3 + Bath 4 + W.I.C. + Laundry + Linen + Covered Balcony + Front Deck.*

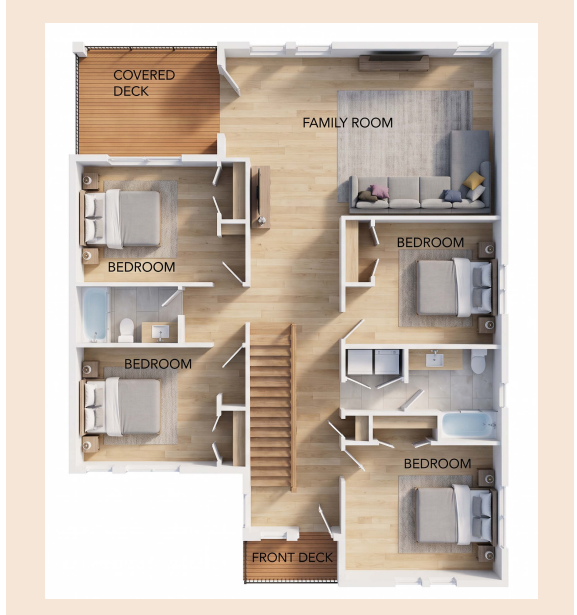
### MAIN LEVEL

Master suite · living · garage



### UPPER LEVEL

Family room · three bedrooms · laundry



## 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                       | ENGINEERING            | SHELL KIT               | FREIGHT             | UPGRADES                       |
| from \$2,500                 | \$14,275               | \$179,550               | 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                                                    | \$179,550          |
| Pre-framed walls, trusses, ZIP System sheathing, roof dry-in materials |                    |
| Architectural design (early concept development — starting at)         | \$2,500            |
| Full submittal engineering package                                     | \$14,275           |
| Added cost — 35 to 100 PSF snow load                                   | + \$17,665         |
| Added cost — up to 250 PSF snow load                                   | + \$31,325         |
| 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.