



★ PANELIZED SHELL KIT

MEADOW

4 Bed · 3 Bath · Two-Story · Main-Level Primary

SHELL KIT FROM

\$185,580

Per unit · shipping, engineering & assembly separate

PANELIZED SHELL ONLY

2,617
TOTAL SQFT

476
GARAGE SQFT

4 · 3
BEDS · BATHS

Nationwide
SHIPPING AVAILABLE

The Home

WHY MEADOW

Modern farmhouse with main-level primary and a 472 sqft bonus room.

Meadow brings classic farmhouse lines — board-and-batten siding, standing-seam metal accent roofs, timber porch posts — to a smart 2,617 sqft two-story plan. The main-level primary suite with walk-in closet and walk-in shower means you can age in place, and a second main-level bedroom flexes as a guest room or study. Upstairs, two more bedrooms share a full bath alongside a wide-open 16'-9" × 28'-3" bonus room over the garage — a media room, playroom, home gym, or future fifth bedroom.

ALL PERSPECTIVES · MODERN FARMHOUSE *Architectural elevations · all four sides · 27'-2" max height · 6:12 main roof / 3:12 accent porch*



FRONT · 27'-2" MAX HEIGHT



LEFT



REAR



RIGHT

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

2,617

TOTAL SQFT

476

GARAGE SQFT

4 · 3

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 Plans

Modern farmhouse two-story. The main level holds the open kitchen-dining-living, primary suite, secondary bedroom, full bath, mud room, pantry, and laundry alongside the 2-car garage. Upper level adds two more bedrooms, a full bath, mech, storage/laundry, and a 472 sqft bonus room.

FLOOR PLANS · MAIN + UPPER

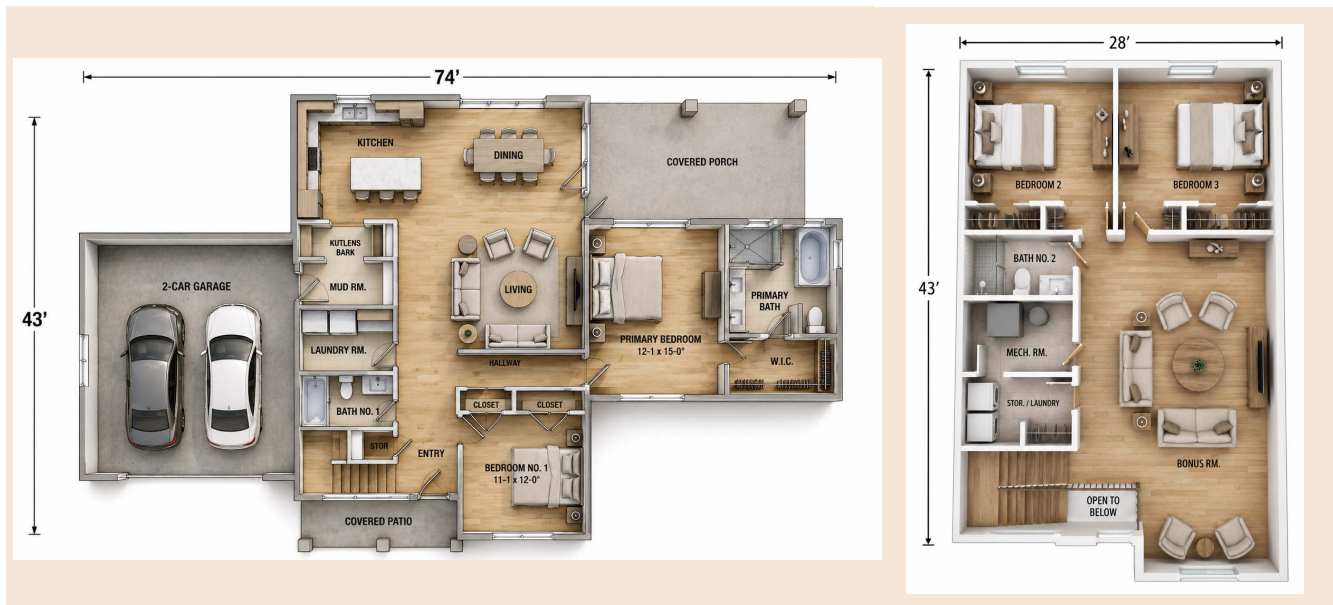
4 Bed · 3 Bath · 2-Car Garage · 2,617 sqft

Main level: open kitchen-dining-living, primary bedroom (13'-1" × 15'-8") with W.I.C. and primary bath, Bedroom 1 (11'-0" × 12'-0"), Bath 1, mud room, pantry, laundry, 2-car garage (20'-0" × 24'-0"), covered porch, and covered patio. Upper level: Bedroom 2 and Bedroom 3 (both 13'-4" × 12'-3"), Bath 2, mech room, storage/laundry, and a 472 sqft bonus room (16'-9" × 28'-3") over the garage.

MAIN LEVEL Primary suite · living · garage

UPPER LEVEL

Two bedrooms · bonus room



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	\$12,850	\$185,580	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	\$185,580
Pre-framed walls, trusses, ZIP System sheathing, roof dry-in materials	
Architectural design (early concept development — starting at)	\$2,500
Full submittal engineering package	\$12,850
Added cost — 35 to 100 PSF snow load	+ \$18,558
Added cost — up to 250 PSF snow load	+ \$31,116
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.