

★ PANELIZED SHELL KIT

OZARK

3-4 Bed · 2 Bath · Garage · 1,793 sqft

SHELL KIT FROM

\$102,900

Per unit · shipping, engineering & assembly separate

PANELIZED SHELL ONLY

1,793
LIVABLE SQFT

561
GARAGE SQFT

3-4 · 2
BEDS · BATHS

Nationwide
SHIPPING AVAILABLE

WHY OZARK

Single-level family living
with a 3rd-car bay upgrade.

Ozark is a family-sized single-level — 1,793 sqft of all-on-one-floor living with three or four bedrooms depending on config. Primary suite separated to its own corner with W.I.C. and dual-vanity bath; secondary bedrooms cluster around a shared second bath. Open kitchen-nook-living spills onto a wide covered patio. Mud room, pantry, and laundry buffer the 2-car garage — and the optional 3rd-car bay upgrade handles a boat, workshop, or extra storage.

ALL PERSPECTIVES · STUCCO + CEDAR

All four sides shown · 27'-2" max height · single-slope shed roof



FRONT RIGHT



FRONT LEFT



BACK RIGHT



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.

1,793

LIVABLE SQFT

561

GARAGE SQFT

3-4 · 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 modern at 1,793 sqft livable on a 50' × 36' footprint plus a 561 sqft attached 2-car garage with optional 3rd-car bay upgrade. Open kitchen-nook-living anchors the home with all bedrooms on one floor — primary suite plus two more sharing a second bath. Mud room, pantry, and laundry buffer the garage. Open kitchen-nook-living anchors the home with all bedrooms on one floor — primary suite plus two more sharing a second bath. Mud room, pantry, and laundry buffer the garage.

MAIN LEVEL FLOOR PLAN

3–4 Bed · 2 Bath · 2-Car Garage · 50' × 36'

Open kitchen-nook-living onto a covered patio · primary suite with W.I.C. and dual-vanity bath · two more bedrooms sharing a second bath · mud room, pantry, and laundry between the garage and kitchen · coat closet at the entry.



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	\$9,560	\$102,900	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	\$102,900
Pre-framed walls, trusses, ZIP System sheathing, roof dry-in materials	
Architectural design (early concept development — starting at)	\$2,500
Full submittal engineering package	\$9,560
Added cost — 35 to 100 PSF snow load	+ \$10,290
Added cost — up to 250 PSF snow load	+ \$20,580
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.