



★ PANELIZED SHELL KIT

SEQUOIA

2 Bed · 2 Bath · Attached Garage · Single-Level

SHELL KIT FROM

\$87,100

Per unit · shipping, engineering & assembly separate

PANELIZED SHELL ONLY

977
LIVABLE SQFT

336
GARAGE SQFT

2 · 2
BEDS · BATHS

Nationwide
SHIPPING AVAILABLE

The Home

WHY SEQUOIA

Single-level modern built for hillside and canyon-country lots.

Sequoia is the most accessible price point in the panelized lineup without compromising on space. Two bedrooms, two full baths, an attached two-car garage, and an open kitchen-living all on a single floor with no stairs. The master suite anchors one corner with a private bath and walk-in closet; Bedroom 2 sits opposite with the second full bath nearby. Front and rear decks bookend the plan — the rear deck spans the full back of the home for stepping out onto views. Sized for downsizers, first-home buyers, vacation cabins, and ADUs.

ALL PERSPECTIVES · WOOD + DARK CLADDING

Architectural elevations · all four sides shown · shed-roof line



FRONT LEFT



FRONT RIGHT



BACK LEFT



BACK RIGHT

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

977

LIVABLE SQFT

336

GARAGE SQFT

2 · 2

BEDS · BATHS

Nationwide

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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 Plan

Single-level modern at 977 sqft livable plus a 336 sqft attached two-car garage. Open kitchen-living anchors the home with the master suite on one side and Bedroom 2 plus the second full bath on the other. Front and rear decks bookend the plan for full indoor-outdoor flow on canyon or hillside lots.

MAIN LEVEL FLOOR PLAN

2 Bed · 2 Bath · Attached Garage · 48' × 36'

Single-level modern with all living on one floor. The master suite anchors one corner with a private bath and walk-in closet; Bedroom 2 sits opposite with the second full bath nearby. Open kitchen and living room open onto the rear deck for entertaining; the front deck handles the everyday entry. Attached two-car garage at 336 sqft.



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 from \$2,500	ENGINEERING \$8,120	SHELL KIT \$87,100	FREIGHT Quoted	UPGRADES 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	\$87,100
Architectural design (early concept development — starting at)	\$2,500
Full submittal engineering package	\$8,120
Added cost — 35 to 100 PSF snow load	+ \$8,710
Added cost — up to 250 PSF snow load	+ \$17,420
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.
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WINDOWS & DOORS UPGRADES

Quoted per project · standard entry doors included

1 VINYL · SINGLE FINISH Cascade WinPro Vinyl Clay or White Low-maintenance vinyl with energy-efficient dual-pane glass. All-clay or all-white. Quoted	2 VINYL · TWO-TONE Cascade WinPro Vinyl Black Ext / White Int Same durable vinyl in a two-tone finish for modern exterior contrast. Quoted	3 PREMIUM VINYL Amsco Studios Step-up series Refined profiles and enhanced thermal performance over standard vinyl. Quoted	4 FIBREX COMPOSITE Andersen 100 Series Composite upgrade 2× stronger and 12× thicker finish than painted vinyl. White interior at reduced cost. Quoted
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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.