

★ PANELIZED SHELL KIT

SUNSTONE

3 Bed · 2 Bath · 2-Car Garage · Single-Level

SHELL KIT FROM

\$89,550

Per unit · shipping, engineering & assembly
separate

PANELIZED SHELL ONLY

1,471
LIVABLE SQFT

310
GARAGE SQFT

3 · 2
BEDS · BATHS

Nationwide
SHIPPING AVAILABLE

The Home

WHY SUNSTONE

Single-level desert modern, built for red-rock canyon country.

Sunstone is the entry point to the desert-modern aesthetic — warm cedar siding paired with dark corrugated metal accents and a low-slope shed roof, framed by red-rock canyon settings. 1,471 sqft of single-level open-plan living: kitchen, dining, and living run the full width of the home, with a flex den off the kitchen that works as a third bedroom or home office. The master bedroom has a walk-in closet and private bath; Bedroom 1 has its own walk-in closet and a second full bath nearby. A mudroom and laundry buffer the attached 2-car garage. Built for second homes, sloped desert lots, and buyers who want Zion's look without the ADU footprint.

ALL PERSPECTIVES · CEDAR + CORRUGATED METAL *Architectural elevations · all four sides shown · scale not to spec*



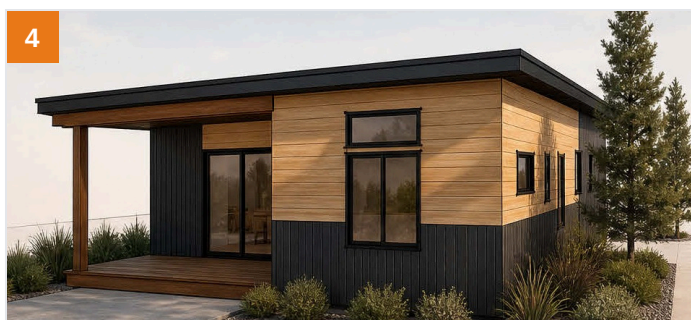
FRONT RIGHT



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.*

1,471

LIVABLE SQFT

310

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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 desert modern at 1,471 sqft livable plus a 310 sqft attached 2-car garage on a 68' x 30' footprint. Open kitchen-dining-living spans the full width of the home. Two private bedrooms, a flex den, and a mudroom/laundry that buffers the garage.

MAIN LEVEL FLOOR PLAN

3 Bed · 2 Bath · 2-Car Garage · 68' x 30'

Single-level open-plan layout. Kitchen (196 sqft) with island flows into dining (122 sqft) and living (190 sqft), spanning the full width of the home; the flex den (114 sqft) sits off the kitchen and works as a third bedroom or office. Master bedroom with walk-in closet and private master bath at one end; Bedroom 1 (123 sqft) with its own walk-in closet and a second full bath nearby. Mudroom and laundry buffer the attached 2-car garage (310 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	ENGINEERING	SHELL KIT	FREIGHT	UPGRADES
from \$2,500	\$6,400	\$89,550	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	\$89,550
Pre-framed walls, trusses, ZIP System sheathing, roof dry-in materials	
Architectural design (early concept development — starting at)	\$2,500
Full submittal engineering package	\$6,400
Added cost — 35 to 100 PSF snow load	+ \$10,884
Added cost — up to 250 PSF snow load	+ \$21,768
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.