

★ PANELIZED SHELL KIT

TAHOE

2 Bed · 1 Bath · Livable Loft · 850 sqft

SHELL KIT FROM

\$67,145

Per unit · shipping, engineering & assembly separate

PANELIZED SHELL ONLY

672
MAIN SQFT

178
LOFT SQFT

2 · 1
BEDS · BATHS

Nationwide
SHIPPING AVAILABLE

WHY TAHOE

Two-story mountain cabin with a livable loft.

Tahoe is the smallest shell in the Zip Kit lineup — a true mountain cabin at 850 total sqft, with 672 sqft of main-level living plus a 178 sqft livable loft tucked under the shed-roof line. The main level holds the bedroom, full bath, laundry, and an open kitchen-dining-living. Upstairs, the 12' × 14' loft opens to the volume below, giving the cabin a vaulted, light-filled center. Mixed dark cladding and reclaimed-look wood siding read instantly mountain modern. The tight 24' × 28' footprint fits constrained lots, off-grid sites, vacation parcels, and short-term-rental builds where every square foot has to earn its keep.

ALL PERSPECTIVES · WOOD + DARK CLADDING

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

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.

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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 cabin at 850 total sqft on a 24' × 28' footprint — 672 sqft of main-level living plus a 178 sqft livable loft above. The main level holds the bedroom, full bath, laundry, and open kitchen-dining-living. The loft adds a 12' × 14' sleeping area open to the volume below.

FLOOR PLANS · MAIN + LOFT

2 Bed · 1 Bath · Livable Loft · 24' × 28'

Main level: open living room and kitchen with island, dining, bedroom, full bathroom, stacked washer/dryer, entry, and the stairs to the loft. Upper loft: a 12'-0" × 14'-0" sleeping area with a second bath, open over the kitchen and living below — a vaulted, light-filled volume that makes the cabin feel far larger than its footprint.

MAIN LEVEL

Bedroom · bath · open living

UPPER LOFT

12' × 14' loft · open to below



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	\$6,750	\$67,145	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	\$67,145
Pre-framed walls, trusses, ZIP System sheathing, roof dry-in materials	
Architectural design (early concept development — starting at)	\$2,500
Full submittal engineering package	\$6,750
Added cost — 35 to 100 PSF snow load	+ \$6,675
Added cost — up to 250 PSF snow load	+ \$13,400
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.