



★ PANELIZED SHELL KIT

TIMBERLINE

3 Bed · 2 Bath · 2-Car Garage · 2,125 sqft

SHELL KIT FROM

\$134,120

Per unit · shipping, engineering & assembly separate

PANELIZED SHELL ONLY

2,125
LIVABLE SQFT

739
GARAGE SQFT

3 · 2
BEDS · BATHS

Nationwide
SHIPPING AVAILABLE

The Home

WHY TIMBERLINE

Single-level mountain modern with lodge character.

Timberline takes the same 2,125 sqft single-level plan and dresses it in mountain lodge — vertical wood siding, stone wainscot, heavy timber porch posts, and a standing-seam metal roof over bold gable lines. No stairs anywhere, with the primary suite held on its own end away from the two secondary bedrooms. Kitchen, dining, and living run together under one ridge for gathering after a day outdoors, and the 739 sqft garage takes the sled, the boat, or a shop bench.

PERSPECTIVES & ELEVATIONS

Vertical wood + stone wainscot · standing-seam metal roof



1
FRONT



2
FRONT RIGHT



3
FRONT LEFT



4
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.

2,125

LIVABLE SQFT

739

GARAGE SQFT

3 · 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 mountain modern on a 76' × 63' footprint. Primary suite anchors the east wing with walk-in closet and private bath. Open kitchen-dining-living anchors the main wing, with the 2-car garage off the laundry / mech / pantry corridor.

MAIN LEVEL FLOOR PLAN

3 Bed · 2 Bath · 2-Car Garage · 76' × 63'

Single-level mountain modern. Primary suite (with walk-in Primary Closet and private Primary Bath) sits on the east end; Bedroom 1 and Bedroom 2 share a second full Bath. Open Kitchen-Dining-Living anchors the main wing alongside a dedicated Laundry, Mech, and walk-in Pantry corridor connecting to the garage, with linen storage on both wings.



THIS IS WHAT YOU GET

The panelized shell as delivered and set



★ PANELIZED SHELL · DRIED IN

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	\$10,510	\$134,120	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 (per unit)	\$134,120
Pre-framed walls, trusses, ZIP System sheathing, roof dry-in materials	
Architectural design (early concept development — starting at)	\$2,500
Full submittal engineering package	\$10,510
Added cost — 35 to 100 PSF snow load	+ \$11,410
Added cost — up to 250 PSF snow load	+ \$18,850
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 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.