



★ PANELIZED SHELL KIT

WILLOW

2 Bed · 2 Bath · Den · Cv'd Patio · 1,290 sqft

SHELL KIT FROM

\$72,850

Per unit · shipping, engineering & assembly separate

PANELIZED SHELL ONLY

1,290
LIVABLE SQFT

188
PATIO SQFT

2 · 2
BEDS · BATHS

Nationwide
SHIPPING AVAILABLE

The Home

WHY WILLOW

Single-level modern with covered patio living.

Willow is built for buyers who want a true single-story home — no stairs, no loft trade-offs. 1,290 sqft holds two bedrooms, two baths, and a den that works as an office, guest room, or media space, with open living and kitchen running out to a 188 sqft covered patio on a 43'-0" wide footprint. The patio extends living space outdoors year-round, while a modern shed roof, mixed cedar accents, and floor-to-ceiling windows keep the silhouette contemporary.

PERSPECTIVES & ELEVATIONS

Mixed cedar + siding · shed-roof line · perspectives and orthographic views



FRONT LEFT



FRONT RIGHT



FRONT



RIGHT SIDE

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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LIVABLE SQFT

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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 panelized shell at 1,290 sqft on a 43'-0" wide footprint — two bedrooms, two baths, and a den, with open living and kitchen opening onto a 188 sqft covered patio. Modern shed roof with mixed cedar accents and floor-to-ceiling windows.

MAIN LEVEL FLOOR PLAN

2 Bed · 2 Bath · Den · 1,290 sqft · 43'-0" wide

Bright, functional 2-bedroom + den layout with open living, kitchen, and indoor-outdoor flow to the covered patio. Bedroom 1 + Bedroom 2 + Den + Bath 1 + Bath 2 + Living + Kitchen + Pantry + Laundry + Entry + Cv'd Patio. Single-floor living with no stairs.



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	\$6,320	\$72,850	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)	\$72,850
Pre-framed walls, trusses, ZIP System sheathing, roof dry-in materials	
Architectural design (early concept development — starting at)	\$2,500
Full submittal engineering package	\$6,320
Added cost — 35 to 100 PSF snow load	+ \$7,650
Added cost — up to 250 PSF snow load	+ \$15,865
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.