



★ MODULAR SERIES

YELLOWSTONE

2 Bed · 2 Bath · Loft · 550 sqft · Four build packages

STARTING AT

\$30,300

Package 1 · panelized kit

550
MAIN SQFT

2 + 2
BEDS · BATHS

4
BUILD PACKAGES

IRC / IBC
CODE COMPLIANT

Four Ways to Build It

The Yellowstone is the same 550 sqft floor plan at four levels of completion. Choose how much gets built in our shop and how much you or your contractor handle on site. The layout, engineering, and code compliance stay the same.

PACKAGE 1

Panelized Kit

Pre-framed panels for the whole home, built in our shop and shipped flat. Your crew stands it up.

■ Wall, floor & roof framing

■ Built in our shop

■ Shipped flat

☐ Assembly on site

☐ Exterior & interior finishes

AVAILABILITY

Quoted for your site

FROM

\$30,300

PACKAGE 2

Framed Module

We frame it and assemble it as a module in our shop, then ship it in one piece.

■ Everything in Package 1

■ Assembled as a module

■ Ships as one module

☐ Exterior & interior finishes

AVAILABILITY

Quoted for your site

FROM

\$38,200

PACKAGE 3

Modular Shell

The framed module with the exterior finishes already on. Your crew finishes the inside.

■ Everything in Package 2

■ Exterior finishes applied

☐ Interior materials & finish work

AVAILABILITY

Quoted for your site

FROM

\$67,884

PACKAGE 4

Complete Modular

Finished in our shop, inside and out. Set it, hook up utilities, and move in.

■ Insulation, MEP & drywall

■ Cabinets, fixtures & finishes

■ Move-in ready

☐ Site prep, foundation & crane

☐ Utility connections

AVAILABILITY

UT · ID · MT · WY

FROM

\$176,900

WHAT EACH PACKAGE COVERS

Same plan · same engineering · four levels of completion

SCOPE	PKG 1 · PANELIZED	PKG 2 · MODULE	PKG 3 · SHELL	PKG 4 · MODULAR
Framing package built in our shop	✓	✓	✓	✓
Assembled as a module in our shop	-	✓	✓	✓
Exterior finishes applied	-	-	✓	✓
Insulation, MEP, drywall & finishes installed	-	-	-	✓
Site prep, foundation, crane & utilities	By others	By others	By others	By others

Floor Plans

3665 West 2700 South, Cedar City UT 84720
(435) 340-1171 | sales@zipkithomes.com

LAYOUT OVERVIEW

Two-bedroom modular with a vaulted living area opening up to a 200 sqft loft above. The main level has a private master with full bath, a secondary bedroom, and a full second bath. An optional **Rooftop Deck** with spiral staircase and an optional **Patio Add-on** wrap the unit in indoor-outdoor living space.

Main level 13'-8" × 40'-0" · 550 sqft · 200 sqft loft above

DIMENSIONED PLAN



FLOOR PLAN

13'-8" × 40'-0" · 2 Bed · 2 Bath · 200 sqft loft · optional rooftop deck & patio

MAIN LEVEL

550 sqft · master with full bath · second bedroom & bath · optional patio add-on



LOFT & ROOFTOP DECK

200 sqft loft · optional rooftop deck with spiral stairs

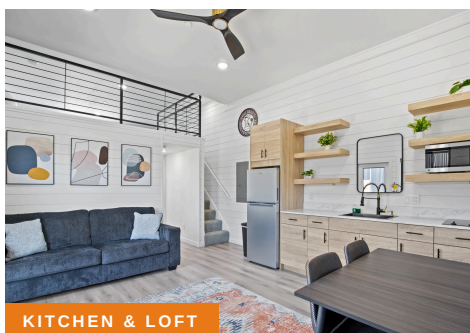


INSIDE THE YELLOWSTONE

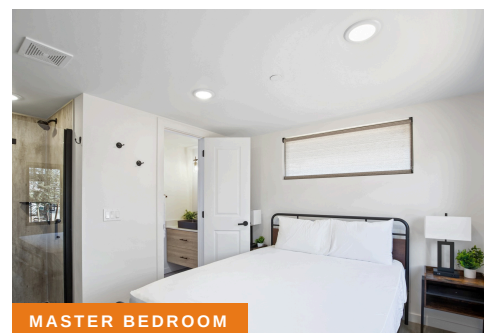
Photographed in a completed Tier 3 unit · finishes shown are the full modular package



LIVING & DINING



KITCHEN & LOFT



MASTER BEDROOM

PRICING

FOB Cedar City, UT · savings compare each package with the complete modular, delivered · volume pricing on multiple units · sales tax added at invoice · shell packages do not include the rooftop deck

PKG 1	Panelized Kit \$55.09 / sqft · save \$149,800 vs. complete	\$30,300
PKG 2	Framed Module \$69.45 / sqft · save \$141,900 vs. complete	\$38,200
PKG 3	Modular Shell \$123.42 / sqft · save \$112,217 vs. complete	\$67,884
PKG 4	Complete Modular Delivered move-in ready · freight quoted for your site	\$176,900
Rooftop deck with spiral staircase Optional on any package		+ \$21,865
Added cost · 35 to 100 PSF snow load		+ \$4,675
Added cost · up to 250 PSF snow load		+ \$9,965

WHAT'S INCLUDED ON EVERY PACKAGE

✓ BUILT TO CODE Meets or exceeds IRC / IBC standards, the same codes as site-built homes.	✓ SAME FLOOR PLAN 550 sqft, identical across all four packages.	✓ DESIGN & ENGINEERING Drafting and engineering for your site are included in every package.	! YOU HANDLE Site prep, foundation, crane set, and utility connections. Freight is quoted separately.
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SHIPPING & SET

PACKAGES 1 TO 3 · FREIGHT Quoted for your site, by destination and load count.	PACKAGE 4 · MODULE TRANSPORT Quoted per project. Depends on distance, permits, pilot cars, and site access.	SET & SITE WORK · BY OTHERS Site prep, foundation, crane set, and utility connections are handled by you or your contractor.
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WINDOWS & DOORS

Cascade WinPro Vinyl · Clay Standard on the complete modular · factory-installed, entry doors included	INCLUDED
Cascade WinPro Vinyl · Black ext / White int Low-maintenance dual-pane vinyl in a two-tone finish for modern contrast.	+ \$4,450
Andersen 100 Series · Black composite Fibrex composite, 2× stronger and 12× thicker finish than painted vinyl.	+ \$9,750

Packages 1 to 3 do not include windows or exterior doors. Window packages are quoted as an add-on. Other manufacturers, styles, sizes, or finishes can be accommodated by special request. All customizations must be approved before engineering begins.

PAYMENT SCHEDULE

Package 4 · Packages 1 to 3 TBD

○ 1 · Design & Engineering	At project start · drafting, coordination, project setup	5%
○ 2 · Materials & Production	Once plans are approved · secures materials and factory slot	30%
○ 3 · Construction Begins	Factory fabrication commences	30%
○ 4 · Factory Completion	Unit complete and ready for transport	30%
○ 5 · Set & Completion	After delivery and set on the foundation	5%