

★ PANELIZED SHELL KIT

ZION

3 Bed · 2 Bath · Garage · ADU · 2,226 sqft

SHELL KIT FROM

\$115,225

Per unit · shipping, engineering & assembly separate

PANELIZED SHELL ONLY

1,566
MAIN SQFT

660
ADU SQFT

572
GARAGE SQFT

Nationwide
SHIPPING AVAILABLE

The Home

WHY ZION

Single-level desert modern

the one-floor plan with a built-in suite.

Zion is the only single-level model in the lineup with a built-in ADU — a fully self-contained 660 sqft one-bedroom suite with its own kitchen, living, bath, and entry, attached to a 1,566 sqft three-bed main house. Everything sits on one floor: no stairs, accessible aging-in-place, plus a 572 sqft attached two-car garage, all under one panelized shell. The desert modern exterior runs stucco with warm cedar accents, stone wainscot, and a glass-paneled garage door. Built for desert lots, multi-generational households, and rental income.

ALL PERSPECTIVES · STUCCO + CEDAR + STONE *Architectural perspectives · all four corners shown · alternate color schemes available on request*



1
FRONT RIGHT



2
FRONT LEFT



3
BACK RIGHT



4
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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MAIN SQFT

660
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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 2,226 sqft total — a 1,566 sqft main house with three bedrooms and two baths, a 572 sqft attached two-car garage, and a 660 sqft attached one-bedroom ADU with its own kitchen, living, and bath. All on one floor under one panelized shell.

FLOOR PLAN · MAIN + ATTACHED ADU

3 Bed · 2 Bath · 2-Car Garage · 1-Bed ADU · 2,226 sqft total

Main house: open Living + Kitchen + Dining + Primary Bedroom with Primary Bath + Bed No. 1 + Bed No. 2 + Bath No. 1 + Bath No. 2 + Entry Hall + Laundry + Mudroom + attached 2-Car Garage + partially covered front and rear patios. Attached ADU: ADU Bed No. 1 + ADU Bed No. 2 + ADU Bath + ADU Kitchen + ADU Living + ADU Dining — own entry, fully self-contained. 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	\$9,475	\$115,225	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)	\$115,225
Pre-framed walls, trusses, ZIP System sheathing, roof dry-in materials	
Architectural design (early concept development — starting at)	\$2,500
Full submittal engineering package	\$9,475
Added cost — 35 to 100 PSF snow load	+ \$13,650
Added cost — up to 250 PSF snow load	+ \$24,875
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.