

★ PANELIZED SHELL KIT

# BIG SKY

2 Bed · 1 Bath · Loft · 640 sqft

SHELL KIT FROM

**\$51,875**

Per unit · shipping & engineering separate

**PANELIZED SHELL ONLY**

**640**

LIVABLE SQFT

**2 · 1**

BEDS · BATHS

**+ Storage Loft**

BONUS SPACE

**9 States**

UT · ID · CO · WY · MT · AZ · NV · OR · WA

# Overview

Compact 640 sqft modern cabin with a 101 sqft storage loft above. Modern dark vertical wood plus warm cedar accent under a black metal shed roof. The smallest plan in the lineup — and the most flexible: use it as a starter home, ADU, vacation rental, or guest cabin, add an attached garage, or pair two as a duplex.



## WHY BIG SKY

### The smallest panelized — and the most flexible.

Big Sky is the entry point to the Zip Kit lineup at 640 sqft livable, with a 101 sqft storage loft above for everything that doesn't fit downstairs. Two bedrooms, a single full bath with stacked W/D, and an open kitchen-living-dining centered on a rolling island — sized to drop on a small lot, an infill site, or as a backyard ADU. Pair two units mirrored as a duplex for a small rental footprint, or bolt on a 16'x22' garage bay for a single-family setup. Three configurations from one core panelized shell.

**9**

APPROVED STATES

**3**

CONFIGURATIONS

**101**

LOFT SQFT

**\$51K**

STARTING SHELL



#### STORAGE LOFT

101 sqft above the main floor — accessed by stairs for everything that doesn't fit downstairs.



#### FLEX USE

Primary residence, ADU, rental, guest cabin, or starter home — same shell, different lot strategy.



#### SMALL FOOTPRINT

24' x 25' main level — fits tight lots, infill sites, and backyard placements.

# Floor Plan & Configurations

Compact 640 sqft modern cabin — single-level living with a bonus storage loft above. Two alternate configurations available: add a 16'x22' attached garage, or pair two units as a side-by-side duplex.

## STANDARD PLAN 2 Bed · 1 Bath · 640 sqft · 24' × 25'

Open kitchen-living-dining with a rolling island, two bedrooms tucked at the back, single full bath with stacked W/D. Direct access to the patio off the kitchen.



## + ATTACHED GARAGE / STORAGE

Adds 16'x22' bay · main + loft shown



## DUPLEX CONFIGURATION

Two units mirrored · shared common wall



### SAME CORE SHELL · THREE CONFIGURATIONS

Architectural variants for different lot strategies



#### STORAGE LOFT

101 sqft above main · accessed by stairs.



#### FLEX USE

ADU · rental · guest · starter home.



#### SMALL FOOTPRINT

24' × 25' · fits tight lots and infill sites.

## PRICING JOURNEY

Phased pricing · design contracted separately · steps 2–5 under one build contract

1

## DESIGN

from \$2,500

Layout & concept  
development

2

## ENGINEERING

\$6,925

Full submittal package

3

## SHELL KIT

\$51,875

Panelized + dry-in labor

4

## SHIPPING

\$14 /mi

From Cedar City, UT

5

## UPGRADES

optional

Snow load · windows

## LINE-ITEM PRICING

Discounts available on multiple units

## Panelized Shell Kit

Pre-framed walls, trusses, ZIP System sheathing, roofing dry-in

\$51,875

Architectural design (early concept development — starting at)	\$2,500
Full submittal engineering package	\$6,925
Added cost — 35 to 100 PSF snow load	+ \$7,150
Added cost — up to 250 PSF snow load	+ \$14,965
Shipping from Cedar City, UT (500+ mi incurs additional fees)	\$14 / mile

## WHAT'S IN THE KIT

## PANELIZED SHELL + DRY-IN LABOR

- 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, sub-fascia)
- Synthetic roof underlayment
- All labor to set panels & complete framing / roofing dry-in

## 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.

## WINDOWS &amp; DOORS UPGRADES

All options include shipping, handling &amp; installation · standard entry doors included

## Cascade WinPro Vinyl — Clay or White

Durable low-maintenance vinyl with energy-efficient dual-pane glass. Choose all-clay or all-white finish.

\$6,750

## Cascade WinPro Vinyl — Black Ext / White Int

Same durable vinyl in two-tone finish — added cost for modern exterior contrast.

\$9,850

## Amsco Studios

Premium vinyl step-up with refined profiles and enhanced thermal performance.

\$11,600

## Andersen 100 Series Upgrade

Fibrex composite — 2× stronger, 12× thicker finish than painted vinyl. *White interior: ~\$16,760 (4.5% less).*

\$17,550

Upgrades to size, style, color, brand, or configuration will result in additional charges. All customizations must be approved before engineering begins.