



★ PANELIZED SHELL KIT

BIRCH

3 Bed · 2 Bath · 2-Car Garage · 1,284 sqft

SHELL KIT FROM

\$102,595

Per unit · shipping & engineering separate

PANELIZED SHELL ONLY

1,284

LIVABLE SQFT

528

GARAGE SQFT

3 · 2

BEDS · BATHS

9 States

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

Modern ranch / farmhouse at 1,284 sqft livable plus a 528 sqft attached two-car garage. White siding paired with warm cedar accents under a dark standing-seam metal roof, finished with decorative truss gables at the entry. Three bedrooms (one flex office), single-level open-plan layout, right-sized for empty-nesters, growing families, and rural infill.



★ MODERN RANCH FARMHOUSE

WHY BIRCH

Modern ranch with attached garage on one level.

Birch leans modern farmhouse — white siding paired with warm cedar accent and a dark standing-seam metal roof, finished with decorative truss gables at the entry. 1,284 sqft of single-level open-plan living: an open kitchen-living-dining anchored by a center island with optional fireplace, master suite tucked behind a private hallway, and a flexible third bedroom that doubles as a home office. The attached 528 sqft two-car garage opens directly to the kitchen for daily convenience. Right-sized for empty-nesters, growing families, and rural infill.

9

APPROVED STATES

3

BEDROOMS

528

GARAGE SQFT

68'

FOOTPRINT WIDTH



MODERN RANCH

White siding · cedar accent · decorative truss gables at the entry.



ATTACHED GARAGE

528 sqft · 30' × 22' · direct kitchen access for daily convenience.



FLEX OFFICE

Third bedroom converts to a home office with built-in desk nook.

Floor Plan & Elevations

Single-level open-plan layout on a 68' x 28' main with attached 30' x 22' 2-car garage. Open kitchen-living-dining anchored by a center island with optional fireplace; master suite separated from secondary bedrooms; third bedroom doubles as a home office.

MAIN LEVEL FLOOR PLAN

3 Bed · 2 Bath · 2-Car Garage · 68' x 28' main

Single-level open-plan layout. Master suite on the left wing with private bath and walk-in closet. Bedroom 2 + Bedroom 3 / Office share a second full bath. Open kitchen-living-dining flows to the attached 2-car garage. Optional fireplace at the living room.



PERSPECTIVES & ELEVATIONS

White siding + cedar accent · decorative truss gables · standing-seam metal roof



① FRONT LEFT



② FRONT RIGHT



③ BACK LEFT



④ BACK RIGHT

PRICING JOURNEY

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

1

DESIGN

from \$2,500

Layout & concept development

2

ENGINEERING

\$6,750

Full submittal package

3

SHELL KIT

\$102,595

Panelized + dry-in labor

4

SHIPPING

\$16 /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

\$102,595

| | |
|--|-------------|
| Architectural design (early concept development — starting at) | \$2,500 |
| Full submittal engineering package | \$6,750 |
| Added cost — 35 to 100 PSF snow load | + \$9,680 |
| Added cost — up to 250 PSF snow load | + \$18,363 |
| Shipping from Cedar City, UT (500+ mi incurs additional fees) | \$16 / 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 & DOORS UPGRADES

All options include shipping, handling & 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.

\$9,264

Cascade WinPro Vinyl — Black Ext / White Int

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

\$13,423

Amsco Studios

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

\$15,950

Andersen 100 Series Upgrade

Fibrex composite — 2x stronger, 12x thicker finish than painted vinyl. *White interior: ~\$23,001 (4.5% less).*

\$24,085

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