



★ PANELIZED SHELL KIT

BLUEBELL

3 Bed · 2 Bath · 2-Car Garage · 2,125 sqft

SHELL KIT FROM

\$134,120

Per unit · shipping & engineering separate

PANELIZED SHELL ONLY

2.125

LIVABLE SQFT

739

GARAGE SQFT

3 · 2

BEDS · BATHS

9 States

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

Overview

Mountain modern farmhouse with timber detail — white board-and-batten siding, standing-seam metal roof, exposed gable trusses, and timber porch beams. 2,125 sqft of single-level living plus an oversized two-car garage.



WHY BLUEBELL

Mountain modern farmhouse with timber detail.

Bluebell brings the farmhouse vocabulary up to mountain modern — white board-and-batten siding, standing-seam metal roof, exposed gable trusses, and timber porch posts that catch the morning light. 2,125 sqft of single-level living means no stairs and a real primary suite separated from the secondary bedrooms. The oversize 739 sqft two-car garage handles the daily-driver fleet with room for gear at the back.

9

APPROVED STATES

3 · 2

BEDS · BATHS

739

GARAGE SQFT

2,125

LIVABLE SQFT



TIMBER DETAIL

Exposed gable trusses and timber porch beams for real architectural warmth.



PRIMARY SUITE

Walk-in closet, dual-vanity bath, and walk-in shower — separated from the secondary bedrooms.



OPEN LIVING

Kitchen, dining, and living anchor the main wing under a single uninterrupted ridge line.

Floor Plan & Exterior

Primary suite anchors the east wing with walk-in closet and dual-vanity bath. Open kitchen-dining-living anchors the main wing. Two-car garage off the laundry / mech /pantry corridor.

MAIN LEVEL FLOOR PLAN

3 Bed · 2 Bath · 2-Car Garage

Single-level mountain modern farmhouse. Primary suite (with walk-in closet and dual-vanity bath) sits on the east end; two secondary bedrooms share a second full bath. Open kitchen-dining-living anchors the main wing alongside a dedicated laundry, mechanical, and pantry corridor connecting to the two-car garage.



EXTERIOR VIEWS

Standard exterior package · white board-and-batten + black metal



① FRONT ELEVATION



② SIDE ELEVATION

PRICING JOURNEY

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



DESIGN
from \$2,500
Layout & concept development

ENGINEERING
\$10,510
Full submittal package

SHELL KIT
\$134,120
Panelized + dry-in labor

SHIPPING
\$18 /mi
From Cedar City, UT

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	\$134,120
Architectural design (early concept development — starting at)	\$2,500
Full submittal engineering package	\$10,510
Added cost — 35 to 100 PSF snow load	+ \$11,410
Added cost — up to 250 PSF snow load	+ \$18,850
Shipping from Cedar City, UT (500+ mi incurs additional fees)	\$18 / 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.	\$7,535
Cascade WinPro Vinyl — Black Ext / White Int Same durable vinyl in two-tone finish — added cost for modern exterior contrast.	\$12,055
Amsco Studios Premium vinyl step-up with refined profiles and enhanced thermal performance.	\$13,185
Andersen 100 Series Upgrade Fibrex composite — 2x stronger, 12x thicker finish than painted vinyl. <i>White interior: ~\$20,368 (4.5% less).</i>	\$21,328

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