



★ PANELIZED SHELL KIT

BOZEMAN

3 or 4 Bed · 3 Bath · 2-Car Garage · 1,403 sqft

SHELL KIT FROM

\$103,600

Per unit · shipping & engineering separate

PANELIZED SHELL ONLY

1,403

LIVABLE SQFT

410

GARAGE SQFT

3 · 3

BEDS · BATHS

9 States

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

Overview

Two-story modern at 1,403 sqft livable plus a 410 sqft attached 2-car garage on a tight 28' × 33' footprint. Lower level entry, garage, and den or third bedroom; upper level open kitchen-living with master suite and second bedroom. Alternate lower layout swaps the den for an RV garage and dedicated shop space.



WHY BOZEMAN

Two-story modern that fits a tight lot.

Bozeman is the lineup's original two-story panelized shell — built to fit narrow lots and infill sites where horizontal footprint matters. Three to four bedrooms and three full baths stacked on a 28' × 33' base, with the 2-car garage tucked into the lower level. Open kitchen-living-dining lives upstairs to capture views from the balcony. Alternate lower layout swaps the den for an RV garage and dedicated shop — same upper floor, different lot strategy.

9

APPROVED STATES

2

STORY LAYOUT

3–4

BEDROOMS

28'

FOOTPRINT WIDTH



TWO-STORY DESIGN

Vertical footprint on a 28' × 33' base — ready for narrow lots and infill sites.



RV GARAGE OPTION

Alternate lower-level layout swaps the den for an RV bay plus dedicated shop.



UPSTAIRS LIVING

Kitchen, living, and balcony lifted to the upper floor for views and light.

Floor Plans & Configurations

Two-story 28' x 33' footprint. Lower level holds entry, 2-car garage, third bedroom + private bath, and a den that doubles as a 4th bedroom or office. Upper level opens to kitchen-living with master + second bedroom.

STANDARD CONFIGURATION

First + second floor · 3 or 4 Bed · 3 Bath · 2-Car Garage

UPPER LEVEL *Living + master suite + bedroom 2*



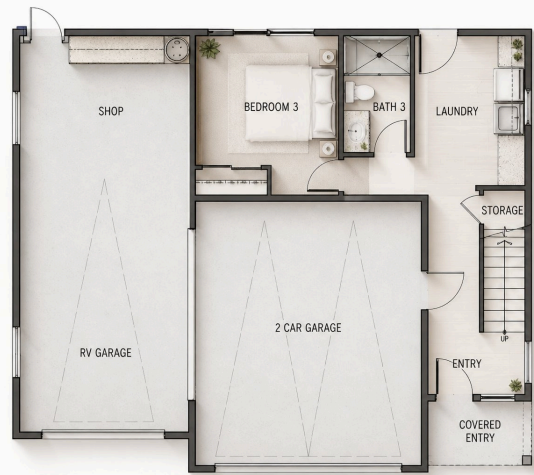
LOWER LEVEL *Entry + 2-car garage + bedroom 3 + den*



ALTERNATE LOWER LEVEL

Same upper floor · lower level swaps Den + Desk for RV Garage + Shop

RV GARAGE + SHOP *Lower level only*



SAME CORE SHELL · TWO LOWER-LEVEL CONFIGURATIONS *Architectural variants for different lot strategies*



TWO-STORY DESIGN

28' x 33' base · narrow-lot ready.



RV GARAGE OPTION

Alternate lower swaps den for RV bay + shop.



UPSTAIRS LIVING

Kitchen, living, and balcony on upper floor.

PRICING JOURNEY

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



DESIGN
from \$2,500
Layout & concept development

ENGINEERING
\$9,945
Full submittal package

SHELL KIT
\$103,600
Panelized + dry-in labor

SHIPPING
\$14 /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	\$103,600
Architectural design (early concept development — starting at)	\$2,500
Full submittal engineering package	\$9,945
Added cost — 35 to 100 PSF snow load	+ \$10,775
Added cost — up to 250 PSF snow load	+ \$21,600
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 & 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.	\$11,500
Cascade WinPro Vinyl — Black Ext / White Int Same durable vinyl in two-tone finish — added cost for modern exterior contrast.	\$17,250
Amsco Studios Premium vinyl step-up with refined profiles and enhanced thermal performance.	\$19,950
Andersen 100 Series Upgrade Fibrex composite — 2× stronger, 12× thicker finish than painted vinyl. <i>White interior: ~\$28,220 (4.5% less).</i>	\$29,550

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