



★ PANELIZED SHELL KIT

# BRIDGER

2 Bed · 1 Bath · 1-Car Garage · 800 sqft

SHELL KIT FROM

**\$71,288**

Per unit · shipping & engineering separate

**PANELIZED SHELL ONLY**

**800**

LIVABLE SQFT

**264**

GARAGE SQFT

**2 · 1**

BEDS · BATHS

**9 States**

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

Compact mountain modern at 800 sqft livable plus a 264 sqft attached one-car garage. Mixed warm cedar with corrugated metal siding under a dark shed roof — sized for ADUs, mountain getaways, vacation rentals, and small starter homes.



### WHY BRIDGER

## Compact mountain modern with attached garage.

Bridger sits between the 640 sqft Big Sky and the 1,290 sqft Willow — the right size for buyers who want a real two-bedroom layout with a full kitchen, bath, and attached garage in under 800 sqft. Mixed warm cedar with corrugated metal siding under a dark shed roof gives it ranch-modern character. Engineered for snow loads up to 250 PSF.

9

APPROVED STATES

2 · 1

BEDS · BATHS

264

GARAGE SQFT

800

LIVABLE SQFT



#### CEDAR + METAL

Mixed warm cedar with corrugated metal siding under a dark shed roof — ranch-modern character.



#### ATTACHED GARAGE

264 sqft · 14' × 22' · direct kitchen access — gear, snow, or daily driver.



#### FLEX USE

ADU · vacation rental · starter home · cabin — works in nine states.

# Floor Plan & Elevations

Single-level open-plan layout. Master bedroom and second bedroom on the right wing, sharing a single full bath. Open kitchen-living with attached one-car garage on the left.

## MAIN LEVEL FLOOR PLAN

2 Bed · 1 Bath · 1-Car Garage · 42'-0" × 28'-0"

Compact mountain modern single-level. Master bedroom and second bedroom on the right wing, sharing a single full bath. Open kitchen-living with a center island, attached one-car garage on the left. Front-entry porch and dedicated laundry / pantry tucked into the core.



## PERSPECTIVES & ELEVATIONS

Two 3D perspective views and two architectural elevation drawings



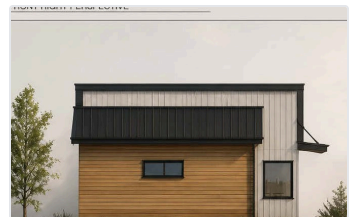
① FRONT LEFT



② FRONT RIGHT



③ FRONT



④ SIDE

## PRICING JOURNEY

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

1

## DESIGN

from \$2,500

Layout & concept  
development

2

## ENGINEERING

\$7,140

Full submittal package

3

## SHELL KIT

\$71,288

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

\$71,288

Architectural design (early concept development — starting at)	\$2,500
Full submittal engineering package	\$7,140
Added cost — 35 to 100 PSF snow load	+ \$7,225
Added cost — up to 250 PSF snow load	+ \$14,257
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.

\$3,400

## Cascade WinPro Vinyl — Black Ext / White Int

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

\$4,900

## Amsco Studios

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

\$6,150

## Andersen 100 Series Upgrade

Fibrex composite — 2× stronger, 12× thicker finish than painted vinyl. *White interior: ~\$9,403 (4.5% less).*

\$9,846

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