



★ PANELIZED SHELL KIT

CEDAR

4 Bed · 2.5 Bath · 2-Car Garage · 1,989 sqft

SHELL KIT FROM

\$152,157

Per unit · shipping & engineering separate

PANELIZED SHELL ONLY

1,989

LIVABLE SQFT

565

GARAGE SQFT

4 · 2.5

BEDS · BATHS

9 States

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

Overview

Single-level modern ranch at 1,989 sqft livable plus a 565 sqft attached two-car garage on a 66' × 40' footprint. Four bedrooms with the fourth flexing as a home office, two-and-a-half baths, and an open kitchen-living-dining anchored by a center island. Mixed warm cedar with stone veneer accent and a decorative truss-frame entry porch.



★ CEDAR + STONE MODERN RANCH

WHY CEDAR

Modern ranch with stone, cedar, and timber-frame entry.

Cedar is the lineup's full-size 1 story 4-bedroom modern ranch — almost 2,000 sqft of single-level living with an attached 2-car garage. Mixed warm cedar siding paired with stone veneer accents and a dark standing-seam metal roof, finished with a decorative timber-frame entry porch. Master suite tucked in its own wing with private bath and walk-in closet; two secondary bedrooms share a second full bath; the fourth bedroom flexes as a home office with an adjacent half bath. Sized for full families that want space without going two stories.

9

APPROVED STATES

4

BEDROOMS

565

GARAGE SQFT

66'

FOOTPRINT WIDTH



CEDAR + STONE

Mixed warm cedar siding paired with stone veneer accents at the entry.



ATTACHED GARAGE

565 sqft 2-car garage with direct kitchen access for daily convenience.



FULL-FAMILY LAYOUT

4 bed · 2.5 bath · flex office · open plan kitchen-dining-living.

Floor Plan & Elevations

Single-level modern ranch on a 66' × 40' footprint. Master suite on the left wing, two secondary bedrooms share a second full bath, fourth bedroom flexes as a home office with adjacent half bath. Attached 2-car garage with direct kitchen access.

MAIN LEVEL FLOOR PLAN

4 Bed · 2.5 Bath · 2-Car Garage · 66' × 40'

Single-level open-plan layout. Master suite on the left wing with private bath and walk-in closet. Bedrooms 2 + 3 share a second full bath; Bedroom 4 / Office adjacent to a half bath. Open kitchen-dining-living flows to the attached 2-car garage and rear patio.



PERSPECTIVES & ELEVATIONS

Two 3D perspectives + two dimensioned architectural elevations



① FRONT LEFT PERSPECTIVE



② FRONT RIGHT PERSPECTIVE



A FRONT ELEVATION · 66' 0"



B LEFT SIDE ELEVATION · 42' 0"

PRICING JOURNEY

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

1

DESIGN

from \$2,500

Layout & concept
development

2

ENGINEERING

\$13,175

Full submittal package

3

SHELL KIT

\$152,157

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

\$152,157

Architectural design (early concept development — starting at)	\$2,500
Full submittal engineering package	\$13,175
Added cost — 35 to 100 PSF snow load	+ \$15,215
Added cost — up to 250 PSF snow load	+ \$29,965
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.

\$9,225

Cascade WinPro Vinyl — Black Ext / White Int

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

\$14,375

Amsco Studios

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

\$16,400

Andersen 100 Series Upgrade

Fibrex composite — 2× stronger, 12× thicker finish than painted vinyl. *White interior: ~\$22,906 (4.5% less).*

\$23,985

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