



★ PANELIZED SHELL KIT

# CLYDE

2 Bed · 1.5 Bath · Two-Story · 1,198 sqft

SHELL KIT FROM

**\$82,260**

Per unit · shipping & engineering separate

**PANELIZED SHELL ONLY**

**1,198**

LIVABLE SQFT

**2 · 1.5**

BEDS · BATHS

**2 Stories**

MAIN + UPPER

**9 States**

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

# Overview

Two-story craftsman cottage at 1,198 sqft livable on a 28'-11" × 30'-11" footprint. Board-and-batten siding, white trim, standing-seam metal roof, and a covered front porch wrap. Main level holds the open kitchen-living-dining plus a powder room, walk-in closet, and side patio; upper level holds two bedrooms, a full bath with double vanity, dedicated laundry, and mechanical. No garage — built for narrow lots and infill sites.



## WHY CLYDE

### Two-story cottage craftsman with a covered front porch.

Clyde leans cottage / craftsman — board-and-batten siding, white trim, and a covered front porch wrap give it New England character. Two-story design at 1,198 sqft on a tight 28'-11" × 30'-11" footprint, sized for narrow lots, infill sites, and townhome-style developments. Main level holds the open kitchen-living-dining anchored by a center island and a side patio; upstairs holds two bedrooms (one 13' × 16', one 14'-6" × 14'-6"), a full bath with double vanity, dedicated laundry, and mechanical. Multiple finish options available — the cover and overview photos show two of them.

9

APPROVED STATES

2

STORY LAYOUT

1,198

LIVABLE SQFT

29'

FOOTPRINT WIDTH



#### CRAFTSMAN STYLE

Board-and-batten · white trim · covered front porch · standing-seam metal roof.



#### NARROW FOOTPRINT

29' × 31' two-story · fits tight infill lots and townhome-style developments.



#### COLOR SCHEMES

Multiple finish options — blue-gray, dark wood + white, and other variants available.

# Floor Plans & Elevations

Two-story craftsman cottage on a 28'-11" × 30'-11" footprint. Main level holds the open kitchen-living-dining with a powder room, walk-in closet, and side patio; upper level holds two bedrooms, a full bath with double vanity, laundry, and mechanical.

## FLOOR PLANS · MAIN + UPPER

2 Bed · 1.5 Bath · 28'-11" × 30'-11"

Main level: open living-dining-kitchen + powder room + walk-in closet + side patio + covered front porch + entry. Upper level: Bedroom 1 (13'-0" × 16'-0") + Bedroom 2 (14'-6" × 14'-6") with walk-in closet + full bathroom with double vanity + laundry + mechanical + upper patio.

### MAIN LEVEL



### UPPER LEVEL



## PERSPECTIVES & ELEVATIONS

Architectural elevations · all four sides shown · alternate color schemes available



① FRONT RIGHT



② FRONT LEFT



③ BACK RIGHT



④ BACK LEFT

## PRICING JOURNEY

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



**DESIGN**  
**from \$2,500**  
Layout & concept development

**ENGINEERING**  
**\$8,175**  
Full submittal package

**SHELL KIT**  
**\$82,260**  
Panelized + dry-in labor

**SHIPPING**  
**\$14 /mi**  
From Cedar City, UT

**UPGRADES**  
**optional**  
Snow load · windows

## LINE-ITEM PRICING

Discounts available on multiple units

<b>Panelized Shell Kit</b> Pre-framed walls, trusses, ZIP System sheathing, roofing dry-in	<b>\$82,260</b>
Architectural design (early concept development — starting at)	<b>\$2,500</b>
Full submittal engineering package	<b>\$8,175</b>
Added cost — 35 to 100 PSF snow load	<b>+ \$7,985</b>
Added cost — up to 250 PSF snow load	<b>+ \$16,050</b>
Shipping from Cedar City, UT (500+ mi incurs additional fees)	<b>\$14 / mile</b>

## 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

<b>Cascade WinPro Vinyl — Clay or White</b> Durable low-maintenance vinyl with energy-efficient dual-pane glass. Choose all-clay or all-white finish.	<b>\$6,350</b>
<b>Cascade WinPro Vinyl — Black Ext / White Int</b> Same durable vinyl in two-tone finish — added cost for modern exterior contrast.	<b>\$9,225</b>
<b>Amsco Studios</b> Premium vinyl step-up with refined profiles and enhanced thermal performance.	<b>\$10,900</b>
<b>Andersen 100 Series Upgrade</b> Fibrex composite — 2x stronger, 12x thicker finish than painted vinyl. <i>White interior: ~\$15,796 (4.5% less).</i>	<b>\$16,540</b>

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