



★ PANELIZED SHELL KIT

# FRONTIER

2 Bed · 1 Bath · Loft · 1,044 sqft

SHELL KIT FROM

**\$74,225**

Per unit · shipping & engineering separate

**PANELIZED SHELL ONLY**

**1,044**

LIVABLE SQFT

**2 · 1**

BEDS · BATHS

**2 Levels**

MAIN + LOFT

**9 States**

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

# Overview

Mountain cabin at 1,044 sqft livable on a 24' × 28' footprint. Two bedrooms on the main level, full bath with stacked W/D, open kitchen-living-dining, and a covered patio off the great room. A flex loft above overlooks the living below — sleeping, lounging, or office. Compact mountain-modern silhouette: warm cedar accents, corrugated metal lower wainscot, dark shed roof.

## ★ MOUNTAIN CABIN · SLEEPING LOFT



### WHY FRONTIER

## Mountain cabin with a sleeping loft above the great room.

Frontier is a very cozy mountain modern cabin — a 1,044 sqft mountain cabin with two bedrooms on the main level and a flex sleeping loft above the open great room. Mountain-modern silhouette: warm cedar accents, corrugated metal wainscot, dark shed roof, and a covered patio with sliding door that extends the living space outdoors. The 14'-9" loft overlooks the living room below, with the mechanical chase tucked discreetly to one side. Built for cabins, vacation rentals, lake lots, and weekend getaways where small footprint and big views matter most.

**9**

APPROVED STATES

**2 + Loft**

LEVELS

**1,044**

LIVABLE SQFT

**24'**

FOOTPRINT WIDTH



#### SLEEPING LOFT

Open flex loft over the great room · 14'-9" wide · sleep, lounge, or office.



#### COMPACT FOOTPRINT

24' × 28' · cabin sites, vacation rentals, lake lots, weekend getaways.



#### COVERED PATIO

Outdoor living off the great room via sliding door · year-round use.

# Floor Plans & Elevations

Mountain cabin on a 24' × 28' footprint. Main level holds two bedrooms, full bath with stacked W/D, and the open kitchen-living-dining with a covered patio. Loft above is open flex space — sleeping, lounging, or office — overlooking the great room below.

## FLOOR PLANS · MAIN + LOFT

2 Bed · 1 Bath · 24' × 28' · sleeping loft

Main level: Primary Bedroom + Bedroom 2 + full Bath + stacked W/D + open Living + Dining + Kitchen + Patio with sliding door. Loft: open flex loft (14'-9 1/2" wide) overlooking living room below + Mechanical (Furnace & Water Heater) + railing open to below.

### MAIN LEVEL

### LOFT



## ALL PERSPECTIVES · CEDAR + CORRUGATED METAL SCHEME

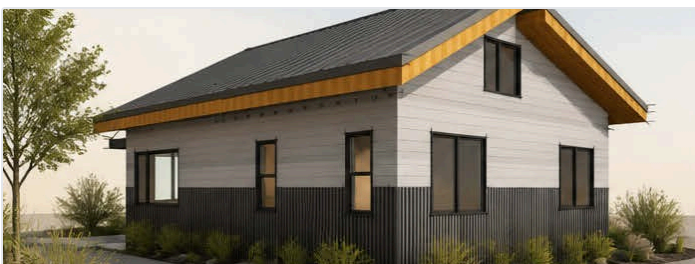
Architectural elevations · all four sides shown · alternate color schemes available



① FRONT LEFT



② FRONT RIGHT



③ BACK LEFT



④ BACK RIGHT

## PRICING JOURNEY

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

1

## DESIGN

from \$2,500

Layout &amp; concept development

2

## ENGINEERING

\$6,190

Full submittal package

3

## SHELL KIT

\$74,225

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

\$74,225

Architectural design (early concept development — starting at)	\$2,500
Full submittal engineering package	\$6,190
Added cost — 35 to 100 PSF snow load	+ \$7,650
Added cost — up to 250 PSF snow load	+ \$15,675
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.

\$6,200

## Cascade WinPro Vinyl — Black Ext / White Int

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

\$9,500

## Amsco Studios

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

\$11,375

## Andersen 100 Series Upgrade

Fibrex composite — 2x stronger, 12x thicker finish than painted vinyl. *White interior: ~\$16,698 (4.5% less).*

\$17,485

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