



★ PANELIZED SHELL KIT

HAYDEN

3 Bed · 2 Bath · Garage · + ADU Casita

SHELL KIT FROM

\$127,435

Per unit · shipping & engineering separate

PANELIZED SHELL ONLY

1,383

MAIN SQFT

576

ADU SQFT

413

GARAGE SQFT

9 States

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

Overview

Two-story modern at 1,959 sqft total — a 1,383 sqft main home plus a 576 sqft attached ADU casita with its own bed, bath, kitchen, living, and nook. 413 sqft 2-car garage anchors the main level alongside a third bedroom, full bath, and laundry. Upper level holds two bedrooms, two full baths with walk-in closets, and an open kitchen-living-nook with pantry. Built for multi-generational living, rental income, or a private guest suite.



★ TWO-STORY MODERN · ATTACHED ADU CASITA

WHY HAYDEN

Two-story modern with a built-in ADU casita.

Hayden features an attached ADU casita built into the panelized shell — a fully self-contained 576 sqft suite with its own kitchen, living, nook, bedroom, and bath. Run it as a rental, a multi-generational suite, or a private guest space without a separate build. Three bedrooms total in the main home, a 413 sqft 2-car garage, and an open upper-level great room with kitchen, living, and nook all under one shell kit.

9

APPROVED STATES

1,383

MAIN SQFT

576

ADU SQFT

413

GARAGE SQFT



ATTACHED ADU CASITA

576 sqft suite · own kitchen, living, bedroom & bath · separate entry.



2-CAR GARAGE

413 sqft attached · direct entry to laundry & storage from the main home.



RENTAL READY

Multi-gen living, guest suite, or income unit from day one — no separate build.

Floor Plans & Elevations

Two-story modern on a 44' × 33' footprint. Main level holds the ADU casita suite, a third bedroom and full bath, laundry, and the 2-car garage. Upper level holds two bedrooms with walk-in closets, two full baths, and the open kitchen-living-nook with pantry.

FLOOR PLANS · MAIN + UPPER

3 Bed · 2 Bath · 44' × 33' · 2-Car Garage · ADU Casita

Main level: Casita Suite (Bed + Bath + Kitchen + Living + Nook) + Bedroom 3 + Bath 3 + Laundry + Storage + Covered Entry + Covered Patio + 2-Car Garage. Upper level: Bedroom 1 + Bedroom 2 + Bath 2 (×2) + W.I.C. (×2) + open Living Room + Nook + Kitchen + Pantry.

MAIN LEVEL



UPPER LEVEL



PERSPECTIVES & ELEVATIONS

Cedar siding + dark vertical metal + stucco accent · shed roof silhouette



① FRONT CORNER



② REAR CORNER



③ LEFT SIDE



④ RIGHT SIDE

PRICING JOURNEY

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



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

ENGINEERING
\$11,645
Full submittal package

SHELL KIT
\$127,435
Panelized + dry-in labor

SHIPPING
\$16 /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	\$127,435
Architectural design (early concept development — starting at)	\$2,500
Full submittal engineering package	\$11,645
Added cost — 35 to 100 PSF snow load	+ \$12,215
Added cost — up to 250 PSF snow load	+ \$24,428
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.	\$12,300
Cascade WinPro Vinyl — Black Ext / White Int Same durable vinyl in two-tone finish — added cost for modern exterior contrast.	\$17,835
Amsco Studios Premium vinyl step-up with refined profiles and enhanced thermal performance.	\$21,075
Andersen 100 Series Upgrade Fibrex composite — 2x stronger, 12x thicker finish than painted vinyl. <i>White interior: ~\$30,539 (4.5% less).</i>	\$31,978

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