



★ PANELIZED SHELL KIT

JASPER

3 Bed · 2.5 Bath · 2-Car Garage · 1,800 sqft

SHELL KIT FROM

\$124,765

Per unit · shipping & engineering separate

PANELIZED SHELL ONLY

1,800

LIVABLE SQFT

336

GARAGE SQFT

3 · 2.5

BEDS · BATHS

9 States

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

Overview

Two-level modern at 1,800 sqft livable with the master suite, two bedrooms, and family room on the main level above a 336 sqft 2-car garage with the open kitchen-living-dining and a half bath on the lower level. Master bedroom opens to a private patio over the garage. Built upside-down on purpose — designed for sloped lots and street-elevated builds where the view deserves the upper floor and the entry tucks below.



WHY JASPER

Two-level modern with the master on top — duplex-ready.

Jasper is built upside-down on purpose. The master suite, two bedrooms, and family room sit on the main level above a 336 sqft 2-car garage and the open living-dining-kitchen on the lower level. A private master patio over the garage captures the view; the entry and living tuck below. Designed for sloped lots and street-elevated builds — and the only model in the lineup that ships as either a single home or a side-by-side duplex from the same panelized shell.

9

APPROVED STATES

1,800

LIVABLE SQFT

336

GARAGE SQFT

Duplex

VARIANT AVAILABLE



MASTER ON MAIN

Bedrooms above living · private master patio over the garage captures the view.



SLOPED-LOT READY

Built upside-down — designed for street-elevated and downhill view sites.



DUPLEX OPTION

Single home or side-by-side duplex from the same panelized shell — ask sales.

Floor Plans & Duplex Option

Two-level layout at 1,800 sqft livable. Main level holds the master suite, two bedrooms, family room, full bath, and laundry above a 336 sqft 2-car garage with the open kitchen-living-dining on the lower level. Master bedroom opens to a private patio over the garage.

FLOOR PLANS · MAIN + LOWER

3 Bed · 2.5 Bath · 1,800 sqft · 2-Car Garage

Main level (upper floor): Master Bedroom + Master Bath + Walk-In Closet + Master Patio Over Garage + Bedroom 2 + Bedroom 3 + Bath 2 + Family Room + Laundry. Lower level (entry floor): open Living Room + Kitchen + Dining Area + Pantry + Desk + Powder Room + Covered Patio + 2-Car Garage.

MAIN LEVEL · BEDROOMS + FAMILY



LOWER LEVEL · LIVING + GARAGE



DUPLEX VARIANT · SIDE-BY-SIDE CONFIGURATION

Same panelized shell core · two mirrored Jasper units share a center wall · ideal for rentals, multi-family lots, and infill sites.

DUPLEX RENDER

Two units · two garages · shared center wall



DUPLEX FLOOR PLANS

Lower + main level · mirrored layout



- MASTER ON MAIN**
Bedrooms above living · private patio over garage
- SLOPED-LOT READY**
Built for street-elevated & downhill view sites
- DUPLEX OPTION**
Single or side-by-side · same shell · ask sales

PRICING JOURNEY

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

1

DESIGN

from \$2,500

Layout & concept development

2

ENGINEERING

\$11,260

Full submittal package

3

SHELL KIT

\$124,765

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

\$124,765

Architectural design (early concept development — starting at)	\$2,500
Full submittal engineering package	\$11,260
Added cost — 35 to 100 PSF snow load	+ \$12,895
Added cost — up to 250 PSF snow load	+ \$28,965
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.

\$8,105

Cascade WinPro Vinyl — Black Ext / White Int

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

\$10,805

Amsco Studios

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

\$13,720

Andersen 100 Series Upgrade

Fibrex composite — 2x stronger, 12x thicker finish than painted vinyl. *White interior: ~\$17,547 (4.5% less).*

\$18,374

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