



★ BARNDOMINIUM SERIES

# JUNIPER

3 Bed · 2 Bath · 4-Car Garage · 2,120 sqft

SHELL KIT FROM

**\$235,850**

Per unit · shipping & engineering separate

**PANELIZED SHELL ONLY**

**2,120**

LIVABLE SQFT

**1,853**

GARAGE SQFT

**1,376**

PATIO SQFT

**9 States**

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

Single-level barndominium at 2,120 sqft livable plus a 1,853 sqft 4-car garage and a 1,376 sqft wrap-around covered patio on a 100' × 60' footprint. White board-and-batten siding with warm cedar columns under a dark standing-seam metal roof — built for buyers who want barn aesthetics with full residential living.



## WHY JUNIPER

# Single-level luxury barndominium with wrap-around porch.

Juniper is the residential side of the Barndominium Series — where Apache leans into the shop-and-apartment work-live combo, Juniper goes full family home with the barn aesthetic. White board-and-batten siding paired with warm cedar columns, a dark standing-seam metal roof, and a 1,376 sqft wrap-around covered patio give it modern-farmhouse curb appeal. Single-level layout puts everything on one floor: primary suite + walk-in closet + two additional bedrooms + office + great room, all anchored by a 1,853 sqft 4-car garage. Built for buyers who want barndominium aesthetics with traditional residential living.

9

APPROVED STATES

2,120

LIVABLE SQFT

1,853

GARAGE SQFT

1,376

PATIO SQFT



### WRAP-AROUND PORCH

1,376 sqft covered patio with warm cedar columns spanning three sides of the home.



### 4-CAR GARAGE

1,853 sqft attached garage with mech room and mudroom entry into the main living area.



### MODERN FARMHOUSE

Board-and-batten siding · cedar accents · dark standing-seam metal roof.

# Floor Plan & Elevations

Single-level layout on a 100' × 60' footprint. Primary suite anchors one wing, two additional bedrooms + office + full bath share the opposite wing, with the great room (kitchen + dining + living) opening to the wrap-around patio.

## MAIN LEVEL FLOOR PLAN

3 Bed · 2 Bath · 4-Car Garage · 100' × 60'

Single-level open-plan layout. 4-car garage on the left wing with mech room. Right of the garage: Bath #1 + Primary Bedroom + Walk-in Closet + Pantry. Center: Mudroom + Laundry + Hall + Bath #2 + Office. Bedrooms 2 & 3 sit south of center sharing the linen closet. Great Room (kitchen / dining / living) spans the right wing and opens onto the wrap-around covered patio.



## PERSPECTIVES & ELEVATIONS

White board-and-batten + cedar columns · standing-seam metal roof



① FRONT CORNER



② BACK CORNER



③ PORCH WALK



④ LEFT SIDE

## PRICING JOURNEY

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

1

### DESIGN

from \$2,500

Layout & concept development

2

### ENGINEERING

\$14,850

Full submittal package

3

### SHELL KIT

\$235,850

Panelized + dry-in labor

4

### SHIPPING

\$23 /mi

From Cedar City, UT

5

### UPGRADES

optional

Snow load · windows

## LINE-ITEM PRICING

Discounts available on multiple units · Sales tax added at invoice

### Panelized Shell Kit

Pre-framed walls, trusses, ZIP System sheathing, roofing dry-in

**\$235,850**

Architectural design (early concept development — starting at)	\$2,500
Full submittal engineering package	\$14,850
Added cost — 35 to 100 PSF snow load	+ \$13,765
Added cost — up to 250 PSF snow load	+ \$23,650
Shipping from Cedar City, UT (500+ mi incurs additional fees)	\$23 / 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.

**\$12,855**

### Cascade WinPro Vinyl — Black Ext / White Int

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

**\$17,930**

### Amsco Studios

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

**\$20,475**

### Andersen 100 Series Upgrade

Fibrex composite — 2x stronger, 12x thicker finish than painted vinyl. *White interior: ~\$28,578 (4.5% less).*

**\$29,925**

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