



★ PANELIZED SHELL KIT

KODA

2 Bed · 2.5 Bath · Garage · Two-Story · 1,864 sqft

SHELL KIT FROM

\$131,475

Per unit · shipping & engineering separate

PANELIZED SHELL ONLY

1,864

LIVABLE SQFT

1,616

GARAGE SQFT

2 · 2.5

BEDS · BATHS

9 States

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

Overview

Two-story modern with the living quarters upstairs and a 1,616 sqft heated garage / shop level below. 1,864 sqft of full-time living up — 2 bedrooms, 2.5 baths, open kitchen-living-dining, laundry, linen, and a covered upper deck off the great room. Choose your lower-level configuration: RV + 2-Car split with bonus bay, or 3-Car garage with guest bedroom, bath, and storage.



WHY KODA

Two-story modern with living above a 1,616 sqft garage.

Koda flips a typical garage-and-house layout upside-down: a 1,616 sqft heated garage / shop level on the ground floor, and 1,864 sqft of full-time living quarters upstairs. Warm cedar siding paired with dark vertical metal and a low shed roof silhouette. Upstairs: master suite, second bedroom, open kitchen-living-dining anchored by a center island, laundry, linen, and a covered upper deck off the great room. Two lower-level configurations available — pick the garage that fits your toys, then everything above stays the same. Built for shop owners, RV owners, hobbyists, and view-driven sloped lots.

9

APPROVED STATES

2

GARAGE OPTIONS

1,616

GARAGE SQFT

48'

MAX WIDTH



LIVING ABOVE GARAGE

1,864 sqft up · 1,616 sqft heated garage below.



COVERED UPPER DECK

Outdoor living off the great room · all-weather usable.



MOUNTAIN MODERN

Cedar siding · dark trim · shed-roof silhouette.

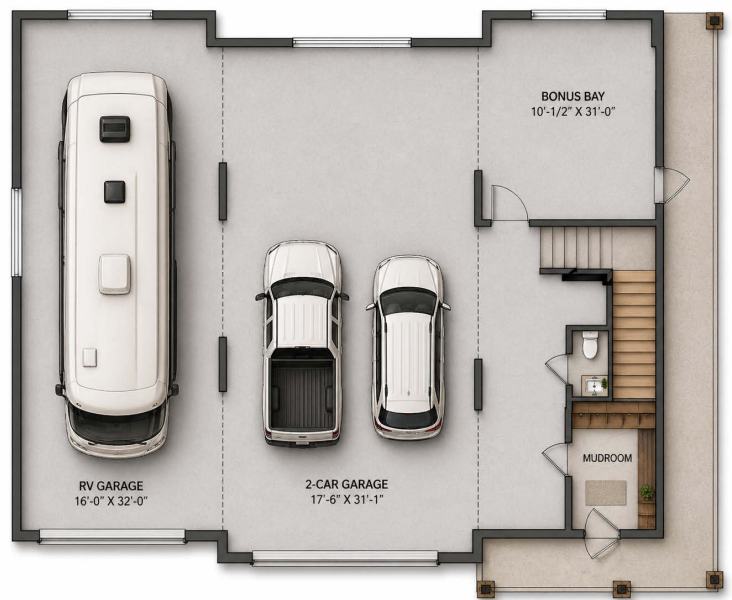
Floor Plan & Elevations

Upper-level living quarters shown — identical in both lower-level configurations. 2 Bed · 2.5 Bath · 1,864 sqft · 48' wide. Master suite (Bedroom 1) + Bedroom 2 + Bath 1 + Bath 2 + open Kitchen-Dining-Living + Laundry + Linen + stairs down + covered Upper Deck.

FLOOR PLANS · MAIN + UPPER

2 Bed · 2.5 Bath · 1,864 sqft · 48' wide · same in both garage options

Open-plan living above the garage. Master suite (Bedroom 1) on the right wing with private bath. Bedroom 2 + Bath 2 on the upper left. Open kitchen-dining-living anchored by a center island, with laundry and linen tucked behind. Stairs descend to the garage level; covered upper deck opens off the great room.



LOWER LEVEL — CHOOSE YOUR CONFIGURATION

Option 1 · RV + 2-Car Lower — RV bay 16'x32' + 2-Car 17'-6"×31'-1" + bonus bay + mudroom. · **Option 2 · 3-Car + Guest Suite** — 3-Car 22'x28' + storage 15'-8"×30'-4" + guest bedroom + bath. Same panelized shell, same upper level — pick the garage that fits.

PERSPECTIVES & ELEVATIONS

Cedar siding + dark vertical metal · shed roof silhouette · covered upper deck



① FRONT



② BACK



③ RIGHT



④ LEFT

PRICING JOURNEY

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



DESIGN
from \$2,500
Layout & concept development

ENGINEERING
\$11,670
Full submittal package

SHELL KIT
\$131,475
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	\$131,475
Architectural design (early concept development — starting at)	\$2,500
Full submittal engineering package	\$11,670
Added cost — 35 to 100 PSF snow load	+ \$12,750
Added cost — up to 250 PSF snow load	+ \$25,965
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.	\$7,670
Cascade WinPro Vinyl — Black Ext / White Int Same durable vinyl in two-tone finish — added cost for modern exterior contrast.	\$11,800
Amsco Studios Premium vinyl step-up with refined profiles and enhanced thermal performance.	\$14,075
Andersen 100 Series Upgrade Fibrex composite — 2x stronger, 12x thicker finish than painted vinyl. <i>White interior: ~\$20,566 (4.5% less).</i>	\$21,535

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