



★ PANELIZED SHELL KIT

MEADOW

4 Bed · 3 Bath · Two-Story · 2,617 sqft

SHELL KIT FROM

\$185,580

Per unit · shipping & engineering separate

PANELIZED SHELL ONLY

2,617

TOTAL SQFT

476

GARAGE SQFT

4 · 3

BEDS · BATHS

9 States

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

Overview

Modern farmhouse two-story at 2,617 sqft with a 476 sqft attached 2-car garage. Main level holds the open kitchen-dining-living, primary suite with W.I.C. and primary bath, secondary bedroom, full bath, mud room, pantry, laundry, plus covered porch and patio. Upper level adds two more bedrooms, a second bath, mech, storage/laundry, and a generous 16'-9" × 28'-3" bonus room above the garage.



★ MODERN FARMHOUSE · MAIN-LEVEL PRIMARY

WHY MEADOW

Modern farmhouse with main-level primary and a 472 sqft bonus room.

Meadow brings classic farmhouse lines — board-and-batten siding, standing-seam metal accent roofs, timber porch posts — to a smart 2,617 sqft two-story plan. Main-level primary suite with W.I.C. and walk-in shower means you can age in place; a second main-level bedroom flexes as a guest room or study. Upstairs, two more bedrooms share a full bath alongside a wide-open 16'-9" × 28'-3" bonus room — perfect as a media room, playroom, home gym, or future fifth bedroom.

9

APPROVED STATES

2,617

TOTAL SQFT

4 · 3

BEDS · BATHS

472

BONUS ROOM SQFT



FARMHOUSE STYLE

Board-and-batten · timber porch posts
· standing-seam metal accent roofs.



MAIN-LEVEL PRIMARY

Age-in-place layout · W.I.C. · walk-in shower
· second main-level bedroom flexes as guest or study.



BONUS ROOM FLEX

472 sqft above the garage · media room · gym · playroom · or future 5th bedroom.

Floor Plans & Elevations

Modern farmhouse two-story. Main level holds the open kitchen-dining-living, primary suite, secondary bedroom, full bath, mud room, pantry, and laundry alongside the 2-car garage. Upper level adds two more bedrooms, a full bath, mech, storage/laundry, and a 472 sqft bonus room.

FLOOR PLANS · MAIN + UPPER

4 Bed · 3 Bath · 2-Car Garage · 2,617 sqft

Main level: open kitchen-dining-living + primary bedroom (13'-1" x 15'-8") with W.I.C. + primary bath + Bedroom 1 (11'-0" x 12'-0") + Bath 1 + mud room + pantry + laundry + 2-car garage (20'-0" x 24'-0") + covered porch + covered patio. Upper level: Bedroom 2 (13'-4" x 12'-3") + Bedroom 3 (13'-4" x 12'-3") + Bath 2 + mech room + storage/laundry + 472 sqft bonus room (16'-9" x 28'-3") over the garage.

MAIN LEVEL

UPPER LEVEL



ALL PERSPECTIVES · MODERN FARMHOUSE

Architectural elevations · all four sides · 27'-2" max height · 6:12 main / 3:12 porch



A FRONT ELEVATION · 27'-2" MAX HEIGHT



B LEFT ELEVATION



C REAR ELEVATION



D RIGHT ELEVATION

PRICING JOURNEY

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



1
DESIGN
from \$2,500
Layout & concept development

2
ENGINEERING
\$12,850
Full submittal package

3
SHELL KIT
\$185,580
Panelized + dry-in labor

4
SHIPPING
\$20 /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	\$185,580
Architectural design (early concept development — starting at)	\$2,500
Full submittal engineering package	\$12,850
Added cost — 35 to 100 PSF snow load	+ \$18,558
Added cost — up to 250 PSF snow load	+ \$31,116
Shipping from Cedar City, UT (500+ mi incurs additional fees)	\$20 / 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.	\$7,930
Cascade WinPro Vinyl — Black Ext / White Int Same durable vinyl in two-tone finish — added cost for modern exterior contrast.	\$12,200
Amsco Studios Premium vinyl step-up with refined profiles and enhanced thermal performance.	\$14,500
Andersen 100 Series Upgrade Fibrex composite — 2× stronger, 12× thicker finish than painted vinyl. <i>White interior: ~\$21,148 (4.5% less).</i>	\$22,145

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