



★ PANELIZED SHELL KIT

MOAB

3-5 Bed · 2-3 Bath · 3-Car Garage · Two-Story + Basement

SHELL KIT FROM

\$166,280

Per unit · shipping & engineering separate

PANELIZED SHELL ONLY

2,562

LIVABLE SQFT

3-5 · 2-3

BEDS · BATHS

3-Car

GARAGE · 840 SQFT

9 States

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

Two-story modern at 2,562 sqft livable on a 46' × 30' main footprint with a finished walk-out basement and a detached 3-Car garage. Main level holds the master suite, two more bedrooms (or convert one to office), open living-kitchen-dining, and rear deck. Basement adds a family room, two more bedrooms, full bath, and mech / laundry — flex-config from 3 to 5 bedrooms depending on how you finish the basement.



WHY MOAB

The most unique home in the lineup.

Moab is one of the more unique floor plans — 2,562 sqft livable across a main level and a finished walk-out basement, paired with an 840 sqft detached 3-car garage, accessible by breezeway. The flexible 3 to 5 bedroom config lets you scale: keep it tight as a 3-bed with a basement family room, or finish out two basement bedrooms for a full 5-bed, 3-bath family home. Built for larger lots, multi-generational families, and buyers who want room to grow without a second build.

9

APPROVED STATES

2,562

LIVABLE SQFT

3-5

BEDROOM CONFIG

840

GARAGE SQFT



FLEX 3-5 BEDROOM

Finish basement to scale up · 3 / 4 / 5 bed configurations available.



DETACHED 3-CAR

840 sqft garage · separate panelized shell · adds workshop space.



FINISHED BASEMENT

Walk-out level · family room · full bath · 2 additional bedrooms.

Floor Plans & Elevations

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FLOOR PLANS · MAIN + BASEMENT

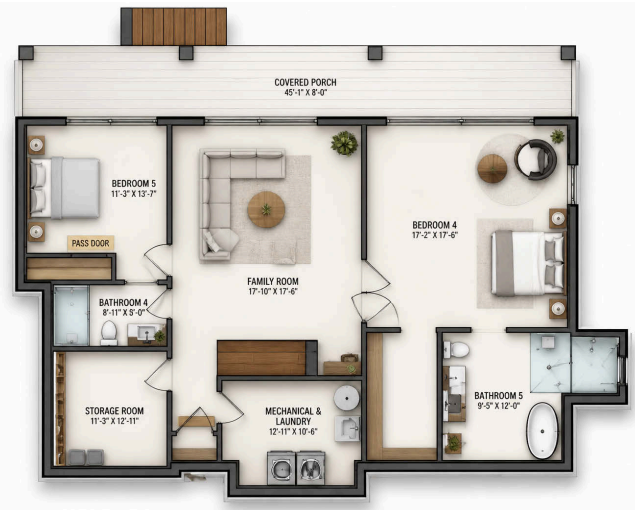
3-5 Bed · 2-3 Bath · 46' x 30' main · 3-Car detached

Main level: Master Bedroom + Master Bath + Walk-In Closet + Bedroom 2 + Bedroom 3 (or Office) + Bathroom 2 + open Living + Kitchen + Dining + Mud Room + Rear Deck + Front Porch + 3-Car detached Garage. Basement: Family Room + Bedroom 4 + Bedroom 5 + Bathroom 3 + Bathroom 4 + Storage Room + Mechanical / Laundry + Rear Porch.

MAIN LEVEL



BASEMENT



PERSPECTIVES & ELEVATIONS

Warm cedar + dark standing seam · alternate color schemes available on request



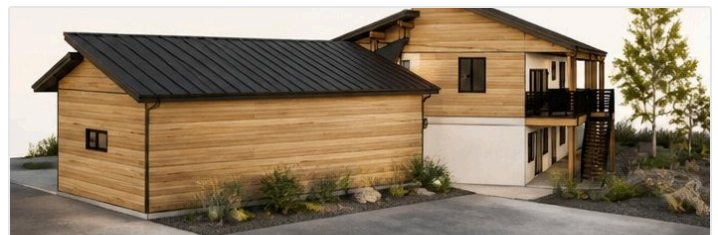
① FRONT LEFT



② FRONT RIGHT



③ BACK LEFT



④ BACK RIGHT

PRICING JOURNEY

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



DESIGN
from \$2,500
Layout & concept development

ENGINEERING
\$13,780
Full submittal package

SHELL KIT
\$166,280
Panelized + dry-in labor

SHIPPING
\$18 /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	\$166,280
Architectural design (early concept development — starting at)	\$2,500
Full submittal engineering package	\$13,780
Added cost — 35 to 100 PSF snow load	+ \$19,200
Added cost — up to 250 PSF snow load	+ \$29,965
Shipping from Cedar City, UT (500+ mi incurs additional fees)	\$18 / 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.	\$14,200
Cascade WinPro Vinyl — Black Ext / White Int Same durable vinyl in two-tone finish — added cost for modern exterior contrast.	\$21,900
Amsco Studios Premium vinyl step-up with refined profiles and enhanced thermal performance.	\$26,050
Andersen 100 Series Upgrade Fibrex composite — 2× stronger, 12× thicker finish than painted vinyl. <i>White interior: ~\$37,995 (4.5% less).</i>	\$39,785

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