



★ PANELIZED SHELL KIT

OLYMPIC

5 Bed · 6 Bath · 2-Car Garage · Two-Story · 3,516 sqft

SHELL KIT FROM

\$209,850

Per unit · shipping & engineering separate

PANELIZED SHELL ONLY

3,516

LIVABLE SQFT

576

GARAGE SQFT

5 · 6

BEDS · BATHS

9 States

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

Overview

Two-story modern at 3,516 sqft livable on a 62' × 46' main footprint — the largest panelized shell in the lineup, and the only model that ships with dual primary suites. One on the main level for accessibility and aging-in-place, a second upstairs for privacy. Three secondary bedrooms, six total bathrooms, an upper family room with covered deck, an attached 2-car garage, and a covered main-level patio off the open kitchen. Built for large families, multi-generational households, and buyers hosting often.



WHY OLYMPIC

The largest shell in the lineup, with dual primary suites on both levels.

Olympic is the largest panelized shell in the lineup — 3,516 sqft livable on a 62' × 46' footprint, and the only model that ships with dual primary suites: one on the main level for accessibility, a second upstairs for privacy. Five bedrooms, six baths, an upper family room with covered deck, attached 2-car garage, and a covered main-level patio off the open kitchen. Built for large families, multi-gen households, and buyers hosting often.

9

APPROVED STATES

3,516

LIVABLE SQFT

2

PRIMARY SUITES

62'

MAIN WIDTH



DUAL PRIMARY SUITES

Main + upper · only model with two · multi-gen ready.



UPPER FAMILY ROOM

Open above-living lounge with covered upper deck off it.



5 BED · 6 BATH

Largest in lineup · 3,516 sqft · 62' × 46' footprint.

Floor Plans & Elevations

Two-story modern on a 62' x 46' main footprint with dual primary suites — one on the main level for accessibility, a second upstairs for privacy. Three secondary bedrooms, six total bathrooms, an upper family room with covered deck, an attached 2-car garage, and a covered main-level patio.

FLOOR PLANS · MAIN + UPPER 5 Bed · 6 Bath · 62' x 46' main · 2-Car Garage · dual primary suites

Main level: Primary Suite + Walk-in Closet + Primary Bath + open Kitchen with Pantry + Living + Dining + Fireplace + 16' x 14' covered Patio + Mud Room + Bath + Stairs Up + 24' x 24' attached 2-Car Garage. Upper level: Upstairs Primary Bedroom + Primary Bath + W.I.C. + Bedroom 3 + Bedroom 4 + Bedroom 5 + Desk + Family Room + Mech Closet + W/D + Upper Deck (open to below).

MAIN LEVEL



UPPER LEVEL



ALL ELEVATIONS

Charcoal stucco + warm cedar · alternate color schemes available on request



① FRONT ELEVATION



② REAR ELEVATION



③ RIGHT ELEVATION



④ LEFT 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
\$13,445
Full submittal package

3
SHELL KIT
\$209,850
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

Panelized Shell Kit Pre-framed walls, trusses, ZIP System sheathing, roofing dry-in	\$209,850
Architectural design (early concept development — starting at)	\$2,500
Full submittal engineering package	\$13,445
Added cost — 35 to 100 PSF snow load	+ \$19,750
Added cost — up to 250 PSF snow load	+ \$28,965
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.	\$14,800
Cascade WinPro Vinyl — Black Ext / White Int Same durable vinyl in two-tone finish — added cost for modern exterior contrast.	\$21,150
Amsco Studios Premium vinyl step-up with refined profiles and enhanced thermal performance.	\$26,150
Andersen 100 Series Upgrade Fibrex composite — 2× stronger, 12× thicker finish than painted vinyl. <i>White interior: ~\$39,633 (4.5% less).</i>	\$41,500

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