



★ PANELIZED SHELL KIT

# SEQUOIA

2 Bed · 2 Bath · Garage · 977 sqft

SHELL KIT FROM

**\$87,100**

Per unit · shipping & engineering separate

**PANELIZED SHELL ONLY**

**977**

LIVABLE SQFT

**336**

GARAGE SQFT

**2 · 2**

BEDS · BATHS

**9 States**

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

# Overview

Single-level modern at 977 sqft livable on a 46' × 26' footprint plus a 336 sqft attached two-car garage. Open kitchen-living anchors the home with the master suite on one side and Bedroom 2 + second full bath on the other. Dual front (12' × 10') and rear (48'-6" × 10') decks bookend the plan for full indoor-outdoor flow on canyon or hillside lots. The most accessible price point in the panelized lineup at \$87,100 — built for downsizers, first-home buyers, vacation cabins, and ADUs.



## WHY SEQUOIA

### Single-level modern under \$90K — built for hillside and canyon-country lots.

Sequoia is the most accessible price point without sacrificing space in the panelized lineup at \$87,100. Two bedrooms, two full baths, attached two-car garage, and an open kitchen-living all on a single 46' × 26' floor. A 48'-6" × 10' rear deck wraps the back, perfect for stepping out onto views. Sized for downsizers, first-home buyers, and vacation cabins.

9

APPROVED STATES

977

LIVABLE SQFT

2 · 2

BEDS · BATHS

485

REAR DECK SQFT



#### SINGLE-LEVEL

No stairs · age-in-place · accessible layout.



#### EXPANSIVE REAR DECK

485 sqft · 48' wide · spans the full back of the home.



#### ENTRY PRICE POINT

\$87,100 shell · perfect for ADUs, vacation cabins, & rentals.

# Floor Plan & Elevations

Single-level modern at 977 sqft livable on a 46' x 26' footprint plus a 336 sqft attached garage. Open kitchen-living anchors the home with the master suite on one side and Bedroom 2 + second bath on the other. Dual front (12' x 10') and rear (48'-6" x 10') decks bookend the plan for full indoor-outdoor flow on canyon or hillside lots.

## MAIN LEVEL FLOOR PLAN

2 Bed · 2 Bath · Attached Garage · 46' x 26'

Single-level modern with all living on one floor. Master suite anchors one corner with private bath and walk-in closet; Bedroom 2 sits opposite with the second full bath nearby. Open kitchen + 16' x 16' living room opens to a 48'-6" wide rear deck for entertaining; smaller front deck handles the everyday entry. Attached two-car garage at 336 sqft.



## PERSPECTIVES & ELEVATIONS

Wood + dark cladding · shed-roof line · all four sides shown



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**  
**\$8,120**  
Full submittal package

**SHELL KIT**  
**\$87,100**  
Panelized + dry-in labor

**SHIPPING**  
**\$14 /mi**  
From Cedar City, UT

**UPGRADES**  
**optional**  
Snow load · windows

## LINE-ITEM PRICING

Discounts available on multiple units

<b>Panelized Shell Kit</b> Pre-framed walls, trusses, ZIP System sheathing, roofing dry-in	<b>\$87,100</b>
Architectural design (early concept development — starting at)	<b>\$2,500</b>
Full submittal engineering package	<b>\$8,120</b>
Added cost — 35 to 100 PSF snow load	<b>+ \$8,710</b>
Added cost — up to 250 PSF snow load	<b>+ \$17,420</b>
Shipping from Cedar City, UT (500+ mi incurs additional fees)	<b>\$14 / mile</b>

## 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

<b>Cascade WinPro Vinyl — Clay or White</b> Durable low-maintenance vinyl with energy-efficient dual-pane glass. Choose all-clay or all-white finish.	<b>\$8,723</b>
<b>Cascade WinPro Vinyl — Black Ext / White Int</b> Same durable vinyl in two-tone finish — added cost for modern exterior contrast.	<b>\$12,648</b>
<b>Amsco Studios</b> Premium vinyl step-up with refined profiles and enhanced thermal performance.	<b>\$14,950</b>
<b>Andersen 100 Series Upgrade</b> Fibrex composite — 2× stronger, 12× thicker finish than painted vinyl. <i>White interior: ~\$21,658 (4.5% less).</i>	<b>\$22,678</b>

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