



★ PANELIZED SHELL KIT

# SHASTA

3-4 Bed · 2 Bath · 2-Car Garage · 1,590 sqft

SHELL KIT FROM

**\$96,225**

Per unit · shipping & engineering separate

**PANELIZED SHELL ONLY**

**1,590**

LIVABLE SQFT

**484**

GARAGE SQFT

**3-4 · 2**

BEDS · BATHS

**9 States**

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

Single-level modern panelized shell at 1,590 sqft livable plus a 484 sqft attached 2-car garage on a 56' × 26' footprint. Open kitchen, dining, and living flow onto a covered patio for indoor-outdoor space. Three bedrooms standard with the option to configure Bedroom 3 as a study or 4th bed, plus two full baths. Three garage configurations available: the standard 2-car layout, an extended 1+2 car arrangement, or a 1+2 car with dedicated shop space. The family-sized kit for builders who want flexibility on day one.



★ SINGLE-LEVEL MODERN · 3 OR 4 BEDROOM FLEX

### WHY SHASTA

## Single-level family layout with the garage built in.

Shasta is the family-sized panelized kit — three to four bedrooms, two full baths, and an attached garage all on one level. Open kitchen-living-dining flows to a covered patio for indoor-outdoor space. Choose the standard 2-car layout, extend it with a 1+2 car garage, or add a dedicated shop. Same shell, three garage configurations.

9

APPROVED STATES

3

GARAGE CONFIGS

1,590

LIVABLE SQFT

56'

FOOTPRINT WIDTH



#### FLEXIBLE 3 OR 4 BED

Configure Bedroom 3 as a study or a 4th bed without a redesign.



#### ATTACHED GARAGE

484+ sqft · 3 layout options including a dedicated shop variant.



#### COVERED PATIO

Outdoor living off the kitchen and dining for indoor-outdoor flow.

# Floor Plan & Elevations

Single-level modern on a 56' × 26' footprint. Open kitchen-living-dining flows onto a covered patio. Three bedrooms with the option to configure Bedroom 3 as a study or 4th bed. Two full baths, mud room, pantry, laundry, and an attached 2-car garage.

**FLOOR PLAN · STANDARD (PLAN 1)** 3-4 Bed · 2 Bath · 2-Car Garage · 56' × 26' · Covered Patio

Main level: 2-Car Garage + Mud Room + Pantry + Mech + Laundry + open Kitchen + Dining + Living + Covered Patio + Bedroom 1 + Bath 1 with W.I.C. + Bedroom 2 + Bedroom 3 (flex/study/4th bed) + Bath 2 + Entry.



**PERSPECTIVES & ELEVATIONS**

Four corner perspectives · 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**  
**\$8,475**  
Full submittal package

**SHELL KIT**  
**\$96,225**  
Panelized + dry-in labor

**SHIPPING**  
**\$16 /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>\$96,225</b>
Architectural design (early concept development — starting at)	<b>\$2,500</b>
Full submittal engineering package	<b>\$8,475</b>
Added cost — 35 to 100 PSF snow load	<b>+ \$12,400</b>
Added cost — up to 250 PSF snow load	<b>+ \$24,875</b>
Shipping from Cedar City, UT (500+ mi incurs additional fees)	<b>\$16 / 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>\$10,300</b>
<b>Cascade WinPro Vinyl — Black Ext / White Int</b> Same durable vinyl in two-tone finish — added cost for modern exterior contrast.	<b>\$15,100</b>
<b>Amsco Studios</b> Premium vinyl step-up with refined profiles and enhanced thermal performance.	<b>\$17,675</b>
<b>Andersen 100 Series Upgrade</b> Fibrex composite — 2x stronger, 12x thicker finish than painted vinyl. <i>White interior: ~\$25,355 (4.5% less).</i>	<b>\$26,550</b>

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