



★ PANELIZED SHELL KIT

SOLITUDE

5-6 Bed · 4 Bath · Two-Story · 2,955 sqft

SHELL KIT FROM

\$179,550

Per unit · shipping & engineering separate

PANELIZED SHELL ONLY

2,955

LIVABLE SQFT

576

GARAGE SQFT

5-6 · 4

BEDS · BATHS

9 States

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

Overview

Two-story mountain modern at 2,955 sqft livable plus a 576 sqft attached 2-car garage. Main level holds the open kitchen-living-dining, main-level master with W.I.C., a flex bedroom or study, full bath, pantry, mechanical, and covered patio. Upper level adds a family room, three more bedrooms, two baths, laundry, linen, and a covered balcony — a 5–6 bedroom flex layout for big families, multi-generational living, or high-occupancy mountain rentals.



WHY SOLITUDE

Built for big families and ski-country retreats.

Solitude is one of the most popular in the Zip Kit lineup at 2,955 sqft livable plus a 576 sqft attached 2-car garage. The 5–6 bedroom flex layout pairs a true main-level master with three more bedrooms and a family room upstairs — room for full-time families, multi-gen living, or a high-occupancy mountain rental. Cedar accents and clean shed-roof lines pull it firmly into mountain modern territory.

9

APPROVED STATES

2,955

LIVABLE SQFT

5–6

BEDROOM FLEX

576

GARAGE SQFT



MOUNTAIN MODERN

Cedar accents · dark cladding · shed-roof lines.



5–6 BED FLEX

Main-level master · upper family room · 4 baths.



BUILT FOR SNOW

Can be engineered up to 250 PSF · alpine-ready shell.

Floor Plans & Elevations

Two-story mountain modern at 2,955 sqft livable plus a 576 sqft attached 2-car garage. Main level holds the open kitchen-living-dining and main-level master suite. Upper level adds a family room, three more bedrooms, two baths, laundry, and a covered balcony — a 5–6 bedroom flex layout.

FLOOR PLANS · MAIN + UPPER

5–6 Bed · 4 Bath · 66' main · 36' upper

Main level: Living + Kitchen + Dining + Pantry + Main Level Master with W.I.C. + Bedroom or Study + Full Bath + Stacked W/D + Mech + Covered Front Patio + 2-Car Garage. Upper level: Family Room + Bedroom 3 + Bedroom 4 + Bedroom 5 + Bath 3 + Bath 4 + W.I.C. + Laundry + Linen + Covered Balcony + Front Deck.

MAIN LEVEL



UPPER LEVEL



ALL PERSPECTIVES

Cedar + dark cladding · alternate color schemes available on request



① FRONT RIGHT



② FRONT LEFT



③ BACK RIGHT



④ BACK LEFT

PRICING JOURNEY

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



DESIGN
from \$2,500
Layout & concept development

ENGINEERING
\$14,275
Full submittal package

SHELL KIT
\$179,550
Panelized + dry-in labor

SHIPPING
\$20 /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	\$179,550
Architectural design (early concept development — starting at)	\$2,500
Full submittal engineering package	\$14,275
Added cost — 35 to 100 PSF snow load	+ \$17,665
Added cost — up to 250 PSF snow load	+ \$31,325
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.	\$13,200
Cascade WinPro Vinyl — Black Ext / White Int Same durable vinyl in two-tone finish — added cost for modern exterior contrast.	\$20,100
Amsco Studios Premium vinyl step-up with refined profiles and enhanced thermal performance.	\$24,275
Andersen 100 Series Upgrade Fibrex composite — 2x stronger, 12x thicker finish than painted vinyl. <i>White interior: ~\$35,908 (4.5% less).</i>	\$37,600

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