



★ PANELIZED SHELL KIT

SUMMIT

3-4 Bed · 2 Bath · Garage · 1,793 sqft

SHELL KIT FROM

\$102,900

Per unit · shipping & engineering separate

PANELIZED SHELL ONLY

1,793

LIVABLE SQFT

561

GARAGE SQFT

3-4 · 2

BEDS · BATHS

9 States

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

Overview

Single-level modern at 1,793 sqft livable on a 50' × 36' footprint plus a 561 sqft attached 2-car garage with optional 3rd-car bay upgrade. Open kitchen-nook-living anchors the home with all bedrooms on one floor: primary suite with W.I.C. and full bath plus two more bedrooms sharing a second bath. Mud room, pantry, and laundry sit between the garage and kitchen. Flexible 3 or 4 bedroom configuration adapts to family size.



WHY SUMMIT

Single-level family living with flex bedroom and 3rd-car bay upgrade.

Summit is a family-sized single-level — 1,793 sqft of all-on-one-floor living with three or four bedrooms depending on config. Primary suite separated to its own corner with W.I.C. and dual-vanity bath; secondary bedrooms cluster around a shared second bath. Open kitchen-nook-living spills onto a wide covered patio. Mud room, pantry, and laundry buffer the 2-car garage — and the optional 3rd-car bay upgrade handles a boat, workshop, or extra storage.

9

APPROVED STATES

1,793

LIVABLE SQFT

3-4

BEDROOM FLEX

+1

CAR BAY UPGRADE



FLEX BEDROOMS

3 or 4 bedroom config · adapt to family size.



3RD-CAR BAY UPGRADE

Available add-on · workshop, boat, or extra storage.



SINGLE-LEVEL

No stairs · all bedrooms on one floor.

Floor Plan & Room Detail

Single-level modern at 1,793 sqft livable on a 50' × 36' footprint plus a 561 sqft attached 2-car garage with optional 3rd-car bay upgrade. Open kitchen-nook-living anchors the home with all bedrooms on one floor — primary suite plus two more sharing a second bath. Mud room, pantry, and laundry buffer the garage.

MAIN LEVEL FLOOR PLAN

3–4 Bed · 2 Bath · 2-Car Garage · 50' × 36'



ALL PERSPECTIVES · STUCCO + CEDAR

All four sides shown · 27'-2" max height · single-slope shed roof



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
\$9,560
Full submittal package

SHELL KIT
\$102,900
Panelized + dry-in labor

SHIPPING
\$16 /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	\$102,900
Architectural design (early concept development — starting at)	\$2,500
Full submittal engineering package	\$9,560
Added cost — 35 to 100 PSF snow load	+ \$10,290
Added cost — up to 250 PSF snow load	+ \$20,580
Shipping from Cedar City, UT (500+ mi incurs additional fees)	\$16 / 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.	\$9,100
Cascade WinPro Vinyl — Black Ext / White Int Same durable vinyl in two-tone finish — added cost for modern exterior contrast.	\$13,750
Amsco Studios Premium vinyl step-up with refined profiles and enhanced thermal performance.	\$16,300
Andersen 100 Series Upgrade Fibrex composite — 2× stronger, 12× thicker finish than painted vinyl. <i>White interior: ~\$23,684 (4.5% less).</i>	\$24,800

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