



★ PANELIZED SHELL KIT

SUNSTONE

3 Bed · 2 Bath · Garage · 1,471 sqft

SHELL KIT FROM

\$89,550

Per unit · shipping & engineering separate

PANELIZED SHELL ONLY

1,471

LIVABLE SQFT

369

GARAGE SQFT

3 · 2

BEDS · BATHS

9 States

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

Overview

Single-level desert modern at 1,471 sqft livable plus a 369 sqft attached 1-car garage on a 68' × 31' footprint. Open kitchen-dining-living spans the full width with covered porch and patio bookending each end. Two private bedrooms, a flex den (workable as Bedroom 3 or office), and a mud room buffer the garage. Warm cedar siding paired with dark corrugated metal accents and a low-slope shed roof — designed for red-rock canyon settings.



★ DESERT MODERN · FLEX DEN

WHY SUNSTONE

Single-level desert modern, built for red-rock canyon country.

Sunstone is the entry point to the desert-modern aesthetic — warm cedar siding paired with dark corrugated metal accents and a low-slope shed roof, framed by red-rock canyon settings. 1,471 sqft of single-level open-plan living with a flex den, two private bedrooms, and an attached 1-car garage. Built for second homes, sloped desert lots, and buyers who want Zion's look without the ADU footprint.

9

APPROVED STATES

1,471

LIVABLE SQFT

369

GARAGE SQFT

68'

FOOTPRINT WIDTH



DESERT MODERN

Cedar siding · corrugated metal · low-slope shed roof.



FLEX DEN

Convertible to 3rd bedroom or home office.



PORCH + PATIO

Covered outdoor space at both ends of the home.

Floor Plan & Elevations

Single-level desert modern at 1,471 sqft livable plus a 369 sqft attached 1-car garage on a 68' x 31' footprint. Open kitchen-dining-living spans the full width with covered porch and patio bookending each end. Two private bedrooms, a flex den, and a mud room buffer the garage.

MAIN LEVEL FLOOR PLAN

3 Bed · 2 Bath · 1-Car Garage · 68' x 31'

Single-level open-plan layout. Covered porch leads to the entry and flex den (workable as Bedroom 3 or office). Open kitchen with pantry flows into dining and living, opening to a covered patio at the far end. Bedroom 1 + Bath 1 (en-suite) on the right; Bedroom 2 + Bath 2 share a private hall behind the mud room. 1-Car garage with mechanical room buffers the bedroom wing.



ALL PERSPECTIVES · CEDAR + CORRUGATED METAL

All four sides shown · scale not to spec



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



1
DESIGN
from \$2,500
Layout & concept development

2
ENGINEERING
\$6,400
Full submittal package

3
SHELL KIT
\$89,550
Panelized + dry-in labor

4
SHIPPING
\$14 /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	\$89,550
Architectural design (early concept development — starting at)	\$2,500
Full submittal engineering package	\$6,400
Added cost — 35 to 100 PSF snow load	+ \$10,884
Added cost — up to 250 PSF snow load	+ \$21,768
Shipping from Cedar City, UT (500+ mi incurs additional fees)	\$14 / 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.	\$6,750
Cascade WinPro Vinyl — Black Ext / White Int Same durable vinyl in two-tone finish — added cost for modern exterior contrast.	\$10,250
Amsco Studios Premium vinyl step-up with refined profiles and enhanced thermal performance.	\$12,150
Andersen 100 Series Upgrade Fibrex composite — 2× stronger, 12× thicker finish than painted vinyl. <i>White interior: ~\$17,620 (4.5% less).</i>	\$18,450

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