



★ PANELIZED SHELL KIT

TAHOE

2 Bed · 1 Bath · Livable Loft · 850 sqft

SHELL KIT FROM

\$67,145

Per unit · shipping & engineering separate

PANELIZED SHELL ONLY

672

MAIN SQFT

178

LOFT SQFT

2 · 1

BEDS · BATHS

9 States

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

Two-story cabin at 850 total sqft on a 24' × 28' footprint — 672 sqft of main-level living plus a 178 sqft livable loft above. Main level holds two bedrooms, full bath, kitchen, dining, and living room opening to a wrap-around front and side patio. Upper loft adds two flexible sleeping areas and a sitting space, all open to the kitchen / dining below.

★ MOUNTAIN CABIN · LIVABLE LOFT



WHY TAHOE

Two-story mountain cabin with a livable loft — the second-most-affordable shell in the lineup.

Tahoe is the second most affordable shell in the Zip Kit lineup at \$67,145 — a true 2-bed mountain cabin with a 178 sqft livable loft tucked under the shed-roof line. Mixed dark cladding and reclaimed-look wood siding read instantly mountain modern. Tight 24' × 28' footprint fits constrained lots, off-grid sites, vacation parcels, and short-term-rental builds where every square foot has to earn its keep.

9

APPROVED STATES

850

TOTAL SQFT

178

LOFT SQFT

\$67K

SHELL KIT FROM



LIVABLE LOFT

178 sqft · sleep zone · open-to-below.



CABIN FOOTPRINT

24' × 28' · fits tight or off-grid lots.



RENTAL READY

\$67K shell · STR & vacation perfect.

Floor Plans & Elevations

Two-story cabin at 850 total sqft on a 24' x 28' footprint—672 sqft of main-level living plus a 178 sqft livable loft above. Main level holds two bedrooms, full bath, kitchen, dining, and living room opening to a wrap-around front and side patio. Upper loft adds two flexible sleeping areas and a sitting space, all open to the kitchen / dining below.

FLOOR PLANS · MAIN + LOFT

2 Bed · 1 Bath · Livable Loft · 24' x 28'

Main level: Bedroom 1 + Bedroom 2 + Bathroom + Kitchen + Dining Room + Living Room + Entry + Front & Side Patio. Upper loft: Loft Bedroom 1 + Loft Bedroom 2 + Loft Area sitting space + open stairwell to the kitchen / dining below — a vaulted, light-filled volume that doubles the home's footprint.

MAIN LEVEL



UPPER LOFT



ALL PERSPECTIVES · WOOD + DARK CLADDING

Architectural elevations · all four sides shown · shed-roof line · 9-state-approved shell



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

\$6,750

Full submittal package

3

SHELL KIT

\$67,145

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

\$67,145

Architectural design (early concept development — starting at)	\$2,500
Full submittal engineering package	\$6,750
Added cost — 35 to 100 PSF snow load	+ \$6,675
Added cost — up to 250 PSF snow load	+ \$13,400
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.

\$7,450

Cascade WinPro Vinyl — Black Ext / White Int

Same durable vinyl in two-tone finish — added cost for modern exterior contrast.

\$10,800

Amsco Studios

Premium vinyl step-up with refined profiles and enhanced thermal performance.

\$12,775

Andersen 100 Series Upgrade

Fibrex composite — 2× stronger, 12× thicker finish than painted vinyl. *White interior: ~\$18,498 (4.5% less).*

\$19,370

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