



★ PANELIZED SHELL KIT

WILLOW

2 or 3 Bed · 2 Bath · Cv'd Patio · 1,290 sqft

SHELL KIT FROM

\$72,850

Per unit · shipping & engineering separate

PANELIZED SHELL ONLY

1,290

LIVABLE SQFT

188

PATIO SQFT

2 or 3 · 2

BEDS · BATHS

9 States

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

Overview

Single-level modern panelized shell with two layout options sharing one shell, one kitchen footprint, and one 188 sqft covered patio. Pick the 2-Bedroom + Den at 1,290 sqft on a 43'-0" wide footprint, or the 3-Bedroom at 1,536 sqft on a 46'-0" wide footprint. A modern shed roof, mixed cedar accents, and floor-to-ceiling windows hold the silhouette contemporary. Built for buyers who want a true single-story home — no stairs, no loft trade-offs.

★ SINGLE-LEVEL MODERN · COVERED PATIO LIVING



WHY WILLOW

Single-level modern with covered patio living — two layouts, one shell, no stairs.

Willow is built for buyers who want a true single-story home — no stairs, no loft trade-offs. The 188 sqft covered patio extends living space outdoors year-round, while the modern shed roof, mixed cedar accents, and floor-to-ceiling windows keep the silhouette contemporary. Two layouts, same shell, same kitchen — pick your fit.

9

APPROVED STATES

2

LAYOUT OPTIONS

188

PATIO SQFT

46'

MAX WIDTH



SINGLE LEVEL

No stairs · accessible · easy aging-in-place.



COVERED PATIO

188 sqft outdoor living · all-weather usable.



MODERN SHED ROOF

Mixed cedar + siding · clean contemporary lines.

Floor Plan & Elevations

Single-level modern panelized shell with two layout options sharing the same shell, kitchen, and 188 sqft covered patio. The 2-Bedroom + Den layout shown here lives at 1,290 sqft on a 43'-0" wide footprint; the 3-Bedroom option steps up to 1,536 sqft / 46'-0" wide. Modern shed roof with mixed cedar accents and floor-to-ceiling windows on both options.

2-BR OPTION FLOOR PLAN

2 Bed · 2 Bath · Den · 1,290 sqft · 43'-0" wide

Bright, functional 2-bedroom + den layout with open living, kitchen, and indoor-outdoor flow to the covered patio. Bedroom 1 + Bedroom 2 + Den + Bath 1 + Bath 2 + Living + Kitchen + Pantry + Laundry + Entry + Cv'd Patio. The 3-Bedroom option keeps the same kitchen and patio footprint and trades the den for a third bedroom.



PERSPECTIVES & ELEVATIONS

Mixed cedar + siding · shed-roof line · perspectives and orthographic views



① FRONT LEFT VIEW



② FRONT RIGHT VIEW



③ FRONT VIEW



④ RIGHT SIDE VIEW

PRICING JOURNEY

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



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

2
ENGINEERING
\$6,320
Full submittal package

3
SHELL KIT
\$72,850
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	\$72,850
Architectural design (early concept development — starting at)	\$2,500
Full submittal engineering package	\$6,320
Added cost — 35 to 100 PSF snow load	+ \$7,650
Added cost — up to 250 PSF snow load	+ \$15,865
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.	\$9,100
Cascade WinPro Vinyl — Black Ext / White Int Same durable vinyl in two-tone finish — added cost for modern exterior contrast.	\$13,900
Amsco Studios Premium vinyl step-up with refined profiles and enhanced thermal performance.	\$16,550
Andersen 100 Series Upgrade Fibrex composite — 2x stronger, 12x thicker finish than painted vinyl. <i>White interior: ~\$24,138 (4.5% less).</i>	\$25,275

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