



★ PANELIZED SHELL KIT

ZION

3 Bed · 2 Bath · Garage · ADU · 2,226 sqft

SHELL KIT FROM

\$115,225

Per unit · shipping & engineering separate

PANELIZED SHELL ONLY

1,566

MAIN SQFT

660

ADU SQFT

572

GARAGE SQFT

9 States

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

Overview

Single-level desert modern at 2,226 sqft total — a 1,566 sqft main house with three bedrooms, two baths, and a 572 sqft attached 2-car garage, plus a 660 sqft attached one-bedroom ADU with its own kitchen, living, and bath. All on one floor under one panelized shell. Stucco + cedar accents, glass-paneled garage door, stone wainscot — built for desert lots, multi-gen households, and rental income.



WHY ZION

Single-level desert modern with attached ADU — the only one-floor model with a built-in suite.

Zion is the only single-level model in the lineup with a built-in ADU — a fully self-contained 660 sqft one-bedroom suite with its own kitchen, bath, and entry, attached to a 1,566 sqft three-bed main house. Everything on one floor: no stairs, accessible aging-in-place, plus a 572 sqft attached 2-car garage. Desert modern aesthetic — stucco, warm cedar accents, stone wainscot, glass-paneled garage door. Built for desert lots, multi-gen households, and rental income.

9

APPROVED STATES

1,566

MAIN SQFT

660

ADU SQFT

572

GARAGE SQFT



ATTACHED ADU

660 sqft 1-bed suite · own kitchen & entry.



SINGLE LEVEL

No stairs · accessible · ADU on same floor.



DESERT MODERN

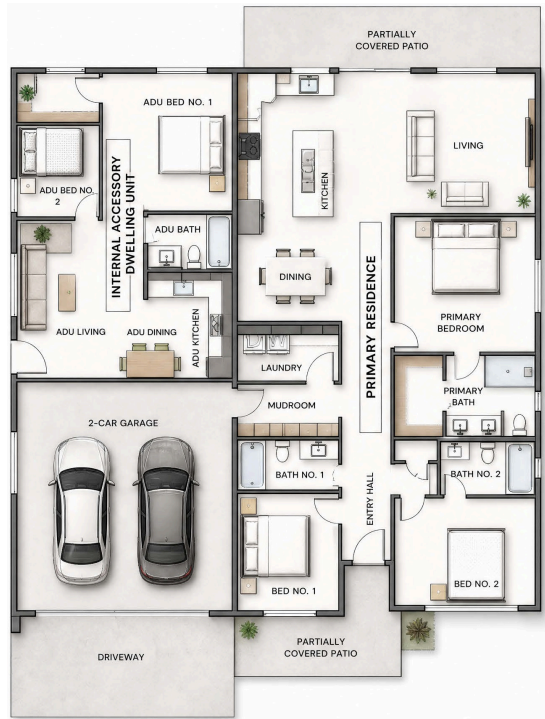
Stucco · cedar · stone · glass garage door.

Floor Plan & Elevations

Single-level desert modern at 2,226 sqft total — 1,566 sqft main house (3 bed / 2 bath) + 572 sqft attached 2-car garage + 660 sqft attached ADU with its own kitchen and bath. All on one floor under one panelized shell. Stucco + cedar + stone wainscot · glass-paneled garage door.

FLOOR PLAN · MAIN + ATTACHED ADU

3 Bed · 2 Bath · 2-Car Garage · 1-Bed ADU · 2,226 sqft total



ALL PERSPECTIVES · STUCCO + CEDAR + STONE WAINSCOT

Architectural perspectives · all four corners shown · 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



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

2
ENGINEERING
\$9,475
Full submittal package

3
SHELL KIT
\$115,225
Panelized + dry-in labor

4
SHIPPING
\$16 /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	\$115,225
Architectural design (early concept development — starting at)	\$2,500
Full submittal engineering package	\$9,475
Added cost — 35 to 100 PSF snow load	+ \$13,650
Added cost — up to 250 PSF snow load	+ \$24,875
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.	\$13,954
Cascade WinPro Vinyl — Black Ext / White Int Same durable vinyl in two-tone finish — added cost for modern exterior contrast.	\$15,117
Amsco Studios Premium vinyl step-up with refined profiles and enhanced thermal performance.	\$16,600
Andersen 100 Series Upgrade Fibrex composite — 2x stronger, 12x thicker finish than painted vinyl. <i>White interior: ~\$22,210 (4.5% less).</i>	\$23,257

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