



★ PANELIZED SHELL KIT

# COLUMBIA

4 Bed · 3.5 Bath · Two-Story · 2,276 sqft

SHELL KIT FROM

**\$163,540**

Per unit · shipping & engineering separate

**PANELIZED SHELL ONLY**

**2,276**

LIVABLE SQFT

**576**

GARAGE SQFT

**4 · 3.5**

BEDS · BATHS

**9 States**

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

# Overview

Two-story modern at 2,276 sqft livable on a 46' × 40' footprint, plus a 576 sqft attached two-car garage and a 300 sqft upper covered deck. The largest two-story in the lineup — and the only one that flips the conventional layout. Three secondary bedrooms and the garage anchor the main level; the open kitchen-living-dining and master suite move upstairs to claim the views.



## WHY COLUMBIA

### Two-story modern with the great room on top.

Columbia is a Zip Kit Favorite two-story in the lineup and the only plan that flips the script. Three secondary bedrooms anchor the main level alongside the 576 sqft two-car garage, rear-entry laundry, and a covered front porch. Upstairs, the open kitchen-living-dining claims the elevation where the views are, paired with the master suite (walk-in closet + soaking-tub bath), a pantry, and a half bath. A 300 sqft covered upper deck extends the great room outdoors. Built for sloped lots, lakefront sites, and any property where the upper floor deserves the best light.

**9**

APPROVED STATES

**2,276**

LIVABLE SQFT

**576**

GARAGE SQFT

**300**

DECK SQFT



#### VIEW-DRIVEN LAYOUT

Living, kitchen, and master move upstairs — views from above, privacy below.



#### 2-CAR GARAGE

576 sqft attached · mech room · rear-entry laundry · direct foyer access.



#### 300 SQFT UPPER DECK

Covered upper deck off the great room for year-round outdoor living.

# Floor Plans & Elevations

Two-story modern on a 46' × 40' footprint. Main level holds three secondary bedrooms, two full baths, utility, and the 2-car garage; upper level holds the open kitchen-living-dining, master suite, pantry, half bath, and 300 sqft covered deck.

## FLOOR PLANS · MAIN + UPPER

4 Bed · 3.5 Bath · 46' × 40' · 2-Car Garage

Main level: three secondary bedrooms + two full baths + rear-entry laundry + 2-car garage + foyer + covered porch. Upper level: master bedroom + master bath + walk-in closet + half bath + pantry + open kitchen-dining-living + 300 sqft covered deck.

### MAIN LEVEL



### UPPER LEVEL



## ALL PERSPECTIVES

Four exterior perspectives · cedar siding · standing-seam metal roof · glass garage door



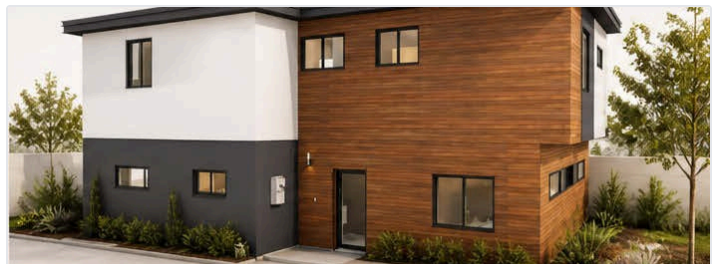
① FRONT LEFT



② FRONT RIGHT



③ BACK LEFT



④ BACK RIGHT

## PRICING JOURNEY

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



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

**ENGINEERING**  
**\$12,415**  
Full submittal package

**SHELL KIT**  
**\$163,540**  
Panelized + dry-in labor

**SHIPPING**  
**\$18 /mi**  
From Cedar City, UT

**UPGRADES**  
**optional**  
Snow load · windows

## LINE-ITEM PRICING

Discounts available on multiple units

<b>Panelized Shell Kit</b> Pre-framed walls, trusses, ZIP System sheathing, roofing dry-in	<b>\$163,540</b>
Architectural design (early concept development — starting at)	<b>\$2,500</b>
Full submittal engineering package	<b>\$12,415</b>
Added cost — 35 to 100 PSF snow load	<b>+ \$14,275</b>
Added cost — up to 250 PSF snow load	<b>+ \$21,650</b>
Shipping from Cedar City, UT (500+ mi incurs additional fees)	<b>\$18 / mile</b>

## 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

<b>Cascade WinPro Vinyl — Clay or White</b> Durable low-maintenance vinyl with energy-efficient dual-pane glass. Choose all-clay or all-white finish.	<b>\$12,800</b>
<b>Cascade WinPro Vinyl — Black Ext / White Int</b> Same durable vinyl in two-tone finish — added cost for modern exterior contrast.	<b>\$19,750</b>
<b>Amsco Studios</b> Premium vinyl step-up with refined profiles and enhanced thermal performance.	<b>\$23,450</b>
<b>Andersen 100 Series Upgrade</b> Fibrex composite — 2x stronger, 12x thicker finish than painted vinyl. <i>White interior: ~\$34,141 (4.5% less).</i>	<b>\$35,750</b>

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