

Five packages. One price each.

Priced from United Signature's 2026 proposals. Every price includes the builder's fee and design & engineering.

FOOTPRINT · TO SCALE

520

square feet

One level

1 bed · 1 bath

20' × 26' footprint, as estimated

20'

26'

COMPACT RESIDENCE

The Cottage

\$293,049

520 sq ft

One level

1 bed

1 bath

A parent, a first place, a studio that earns.

Estimate #11080, July 2026

PHOTO · BUILT



CEDAR 1-A

The Cedar

\$416,089

815 sq ft

One level

One level, no stairs, room for two.

Estimate #11085, Aug. 2026 · from an approved permit set

PHOTO · BUILT



16 × 34 TWO-STORY · WORKING NAME

The Beacon

\$377,227

998 sq ft

Two levels

2 bed

2 bath

The most home on the smallest footprint.

Estimate Aug. 17, 2026

FOOTPRINT · TO SCALE

995

square feet

Levels set at design

3 bed · 2 bath

Dashed = stated area, shape set at design

32'

HUNT PLAN

The Phinney

\$428,593

995 sq ft

3 bed

2 bath

Three bedrooms. A family, or two tenants.

Estimate #11094, summer 2026

PHOTO · BUILT



SIGNATURE MODERN SPEC

The Backyard Residence

\$395,643

1,100–1,300 sq ft

Two levels

2–3 bed

2.5 bath

The full second home. Rent it, sell it, or keep it.

Estimate #11077, July 2026

Prices exclude permits, utility and connection fees, and sales tax. A fixed price comes only after a site visit and a design. Footprint cards are drawn to scale from the stated dimensions; a photo shows a built United Signature home, not necessarily this plan.

HOW THE PRICE IS BUILT

Three lines. No surprises.



Base construction

Everything from excavation to keys, including a \$50,000 labor / supervision line inside the base.



Builder's fee

\$50,000, a separate line below the construction subtotal.



Design & engineering

Architectural, civil, structural, geotechnical and survey as needed — \$25,000 in the July proposals, \$30,000 in the August ones.

PACKAGE	SIZE	LEVELS	BED / BATH	PRICE	UPGRADE OPTION
The Cottage	520 sq ft · 20' × 26'	One level	1 / 1	\$293,049	—
The Cedar	815 sq ft · Single story on slab	One level	Per permit set	\$416,089	+ \$46,200 Upgrade Collection
The Beacon	998 sq ft · 16' × 34' footprint	Two levels	2 / 2	\$377,227	—
The Phinney	995 sq ft	—	3 / 2	\$428,593	—
The Backyard Residence	1,100–1,300 sq ft	Two levels	2–3 / 2.5	\$395,643	+ \$80,000 Upgrade Collection



In every package

- ✓ Hardie lap siding with 5/4 × 4 trim
- ✓ 15-year architectural asphalt roof
- ✓ Vinyl windows, fiberglass entry door
- ✓ Two-head ductless mini-split; electric heat in bedrooms
- ✓ White or grey Shaker cabinets
- ✓ 2 cm quartz kitchen counters, 4" backsplash
- ✓ Tub and shower surrounds; Kingsmore / Porious fixtures
- ✓ LVP floors in living areas, carpet in bedrooms
- ✓ PEX plumbing, ABS drains, wire closet shelving



The Upgrade Collection

- ✓ Custom tile work
- ✓ Hardwood floors
- ✓ Upgraded cabinets
- ✓ Slab counters
- ✓ Upgraded fixtures and faucets

Priced per package where offered: + \$46,200 on The Cedar, + \$80,000 on The Backyard Residence.



Not in the price

- ✗ Permit fees
- ✗ Utility and connection fees (sewer, water, power)
- ✗ Sales tax — roughly \$30,000–\$45,000 at local rates
- ✗ Site conditions a desk study can't see: slope, soils, tree protection, a long sewer run
- ✗ Furniture, landscaping beyond restoring what the build disturbed

Construction by United Signature, WA reg. UNITESE790Q3. Seven to fourteen months, design to move-in.

Construction by United Signature, the builder of record named in every proposal.

A HousUp preliminary feasibility report is an estimate based on publicly available records. It is not a guarantee of permit approval, buildability, property value or final construction cost. A professional review, including a site visit, comes before any scope or price is proposed. Referral fees are paid to a real estate brokerage firm, never to an individual licensee (RCW 18.85.361(19)). [Program disclosures →](#)