

# A second home on the lot you already own.

*Five detached backyard homes, from a 520 sq ft cottage to a 1,300 sq ft two-level residence. One price each — construction, the builder's fee and design & engineering included.*

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**520–1,300 sq ft**

One or two levels • 1 to 3 bedrooms

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**From \$297,049**

2026 package price

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**7–14 months**

Design to move-in

## BACKYARD HOME PACKAGES

# Five packages. One price each.

2026 package prices at builder's grade on a flat lot, before permits, utility fees and sales tax. Each includes base construction, the builder's fee and design & engineering. Your lot decides which ones fit.



## COMPACT • ONE LEVEL

### The Alder

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

**520 sq ft • One level • 1 bed • 1 bath**

- ✓ Kitchen, one bedroom and one bath on a single level
- ✓ Three roof lines to choose from: gable, shed, or modern flat
- ✓ The standard finish, included

## \$297,049

PACKAGE PRICE



## ONE LEVEL, WITH A GARAGE

### The Cedar

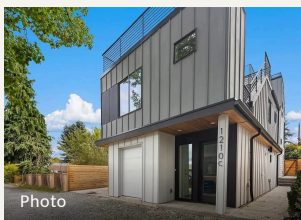
*One level, no stairs, room for two — and a garage.*

**800 sq ft + 249 sq ft garage • One level • 2 bed • 1 bath**

- ✓ One level, no stairs: kitchen with an island, two bedrooms and a full bath
- ✓ An attached 249 sq ft garage
- ✓ The standard finish, included

## \$431,312

PACKAGE PRICE



## TWO-STORY, SMALL FOOTPRINT

### The Willowmere

*Two bedrooms, two and a quarter baths, on a small footprint.*

**1,000 sq ft • Two levels • 2 bed • 2.25 bath**

- ✓ Living, a kitchen with an island and a powder room on the ground floor, plus a storage room
- ✓ Two bedrooms upstairs with closets; a full bath and a three-quarter bath

## \$392,427

PACKAGE PRICE

+ \$50,000 attached garage

+ \$20,000 roof deck



## THREE BEDROOMS, WITH A GARAGE

### The Phinney

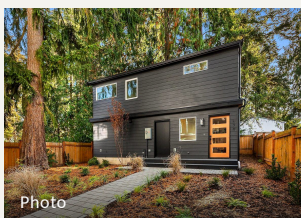
*Three bedrooms. A family, or two tenants.*

**995 sq ft + 424 sq ft garage • Two levels • 3 bed • 2 bath**

- ✓ Three bedrooms and two baths in 995 sq ft, over two floors
- ✓ An attached 424 sq ft garage and an 86 sq ft covered balcony
- ✓ The standard finish, included

## \$437,593

PACKAGE PRICE



## TWO LEVELS, 2-3 BEDROOMS

### The Backyard Residence

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

**1,100–1,300 sq ft • Two levels • 2–3 bed • 2.5 bath**

- ✓ Two levels • 2–3 bedrooms • 2.5 baths
- ✓ Hardie 7/4" smooth lap, black architectural shingles, black fiberglass entry
- ✓ The standard finish, included

## \$399,643

PACKAGE PRICE

## THE PRICE

# Three lines. No surprises.

Every package price is built the same way.

## 1 • BASE CONSTRUCTION

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

## 2 • BUILDER'S FEE

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

## 3 • DESIGN & ENGINEERING

Architectural, civil, structural, geotechnical and survey as needed — \$29,000.

## 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

## WHAT THE PRICE ASSUMES

- ✓ Builder's-grade finishes: the standard finish in every package
- ✓ A flat lot. Slope, soils and access are priced after the site visit.
- ✓ Anything beyond the standard finish is priced at design.

## 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

## HOW TO START

# 1

### Send the address

Two minutes on the form.

# 2

### Get the report

Four pages, within a few hours.

# 3

### Walk the lot

A project manager visits, if you want one.

# 4

### Design, then a price

A fixed-price proposal after design.

## Start with a free report on your lot.

Send the address. Your free HousUp property report — what your lot allows and what may fit — comes back within a few hours.

[backyard.unitedsignature.com](https://backyard.unitedsignature.com)

Package prices are 2026 proposal prices at builder's grade, for a flat lot. They exclude permits, utility and connection fees, and sales tax, and they are not a quote for your lot: a fixed price follows a site visit and design. Seven to fourteen months is the typical span from design to move-in. Photos show United Signature homes, captioned with the project; renderings are illustrations of the package, not built homes. The Phinney's and the Willowmere's plans are concepts; every plan is drawn for your lot during design.

United Signature Everett LLC • WA Contractor Reg. UNITESE790Q3 • 1010 SE Everett Mall Way, Ste 102, Everett, WA 98208 • (425) 521-7916 • The free property report is provided by HousUp (HousUp LLC, UBI 606 307 303)