



BUILDERS. DESIGNERS. ENGINEERS.

TheBarnYardStore.com 1-800-628-2276

18' x 20' Special Package Carriage Barn

Post and Beam 2-Story Barn

Built Price	Regular Price \$55,939 - 10% Discount (\$5,594 Savings)	\$50,345
Sealed Engineered Blueprints for Barn & Foundation		Included
Authentic Mortise & Tenon Post & Beam Construction		Included
Eastern White Pine Timber Frame with Finished Planed Surface (10' Bent Spacing)		Included
Traditional Wood Joinery with Hardwood Oak Pegs (no visible fasteners)		Included
6x8 Timber Sills, 8x8 Posts, 8x12 Tie Beams, 4x8 Loft Joists, 8x10 Rafter Plates, 4x8 Arched Braces, 4x4 Siding Nailers		Included
9' First Floor Ceiling Height (12'8" eave height)		Included
1x8 Kiln Dried Vertical Shiplap Pine Siding & Trim		Included
10-12 Roof Pitch		Included
4x8 Pine Rafters with Authentic Tongue & Fork Joinery		Included
18' x 20' Upstairs Floor Space with 3'-8" Knee-wall & 8' Collar Tie Height		Included
1x8 Kiln Dried Premium T&G Pine V-Groove Loft Flooring & Roof Decking		Included
Heavy Timber Pine Stairway to Second Floor		Included
4" Gable & 10" Eave Overhangs		Included
30 Year Tamko Architectural Shingles over Felt Paper		Included
Arch Top Gable Vents		Included
(1) 8' x 7'6" Pine Faced Overhead Door with Oak Latch & Authentic Strap Hinges		\$3,780
(1) 3' x 7' Pine Single Barn Door with Oak Latch & Authentic Strap Hinges		Included
(1) 3' x 1' Pine Transom Window		\$150
(1) 8' x 1' Pine Transom Window		\$395
(3) 2'6" x 3'6" 9-Lite Fixed Pine Sash Windows		\$135
(2) 2'6" x 2'6" 6-Lite Fixed Pine Sash Windows		\$230

TOTAL AS SHOWN
\$55,035

PACKAGE DISCOUNT
\$3,100

BUILT PRICE
\$51,935

BUILT DOES NOT INCLUDE
Foundation, electrical or cupola.

OR

KIT PRICE
\$27,880

FRAME PRICE
\$20,650

FRAME PRICE INCLUDES
Plans, timber frame & fasteners picked up or shipped FOB from Ellington, CT.

KIT PRICE INCLUDES
Everything in Frame Price plus siding, roof decking, windows, & door hardware.

Options Available

Complete Site Work & Concrete Foundation Services Available (CT & Western MA)	
36" Pine Dalton Copper Top Cupola with Louvers & Choice of Standard Size Copper Weathervane	\$1,910
10' x 20' Enclosed Lean-to Overhang	\$10,915

Shown with additional options. Travel may apply.

Ellington & Bethel, CT | 1-800-628-BARN | TheBarnYardStore.com

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