



**BUILDERS. DESIGNERS. ENGINEERS.**

**TheBarnYardStore.com 1-800-628-2276**

## 22' x 32' Special Package Carriage Barn <sup>WITH</sup> 10' Lean-To Post and Beam 2-Story Barn

Built Price	Regular Price \$75,800 - 10% Discount (\$7,580 Savings)	\$68,220
Sealed Engineered Blueprints for Barn & Foundation		Included
(1) 10' x 32' Enclosed Lean-to Overhang		\$15,050
Authentic Mortise & Tenon Post & Beam Construction		Included
Eastern White Pine Timber Frame with Finished Planed Surface (8'-12'-12' 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
10' First Floor Ceiling Height (12'8" eave height)		Included
1x8 Kiln Dried Vertical Shiplap Pine Siding & Trim		Included
10-12 Roof Pitch		Included
4x10 Pine Rafters with Authentic Tongue & Fork Joinery		Included
1x8 Kiln Dried Premium T&G Pine V-Groove Loft Flooring & Roof Decking		Included
22' x 32' Upstairs Floor Space with 3' Knee-wall & 8' Collar Tie Height		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
(2) 9' x 7'6" Pine Faced Overhead Doors with Oak Latch & Authentic Strap Hinges		\$7,700
(1) 3' x 7' Pine Single Barn Door with Oak Latch & Authentic Strap Hinges		Included
(1) 8' x 7'6" Pine Single Sliding Barn Door with Authentic Horseshoe Track Hardware		\$2,265
(1) 3' x 1' Pine Transom Window		\$150
(2) 9' x 1' Pine Transom Windows		\$790
(3) 3' x 3'6" 9 Lite Fixed Pine Sash Windows		\$150
(2) 8' Pine Bow Top Windows		\$1,990
(6) 2'4" x 3'6" Pine Single Hung Windows with Screens		\$1,950

### Options Available

Complete Site Work & Concrete Foundation Services Available (CT & Western MA)	
36" Pine Bethany Copper Top Cupola with Arched Louvers & Choice of Standard Size Copper Weathervane	\$1,900

**TOTAL AS SHOWN**

**\$98,265**

**PACKAGE DISCOUNT**

**\$4,840**

**BUILT PRICE**

**\$93,425**

**BUILT DOES NOT INCLUDE**

Foundation, electrical or cupola.

**OR**

**KIT PRICE**

**\$53,660**

**FRAME PRICE**

**\$36,780**

**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.

Shown with additional options. Travel may apply.

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

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