



BUILDERS. DESIGNERS. ENGINEERS.

TheBarnYardStore.com 1-800-628-2276

26' x 28' Special Package Carriage Barn

Post and Beam 2-Story Barn

Built Price	Regular Price \$81,972 - 10% Discount (\$8,197 Savings)	\$73,775
Sealed Engineered Blueprints for Barn & Foundation		Included
Authentic Mortise & Tenon Post & Beam Construction		Included
Eastern White Pine Timber Frame with Finished Planed Surface (14' 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
Structural Ridge Beam with 4x8 Pine Rafters		Included
1x8 Kiln Dried Premium T&G Pine V-Groove Loft Flooring & Roof Decking		Included
26' x 28' Upstairs Floor Space with 3' Knee-wall		Included
16' Transom Dormer with (5) 2'6" x 2' Pine Sash Windows		\$11,115
Heavy Timber Pine Stairway to Second Floor		Included
1' Gable & Eave Overhangs		\$895
8x12 Cantilever Ridge Beam		\$495
24' Big Sky Timber Frame Eyebrow Roof with Architectural Shingles		\$2,995
30 Year Tamko Architectural Shingles over Felt Paper		Included
Faux Arch Top Gable Vents		Included
(2) 10' x 8' Belmont Series Spanish Cedar Overhead Doors with Square Glass, Strap Hinges & Authentic Strap Hinges		\$12,300
(1) 3' x 7' Spanish Cedar Entry Door with 6-Lite Half Glass & Crossbucks		\$1,995
(9) 2'4" x 3'6" Pine Single Hung Windows with Screens		\$2,925
(3) 2'4" x 1' Pine Transom Windows		\$450
(2) 8' x 1' Pine Transom Windows		\$790

Options Available

Complete Site Work & Concrete Foundation Services Available (CT & Western MA)		
42" Pine Carlisle Copper Top Cupola with Arched Glass & Choice of Standard Size Weathervane		\$2,175
14' Timber Frame Workbench with 1x8 Pine Decking		\$995

TOTAL AS SHOWN

\$107,735

PACKAGE DISCOUNT

\$5,800

BUILT PRICE

\$101,935

BUILT DOES NOT INCLUDE
Foundation, electrical, cupola, painting or staining.

OR

KIT PRICE

\$59,945

FRAME PRICE

\$42,705

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

Not responsible for typographical errors. Terms & conditions may apply. See store for details. © 2019 The Barn Yard & Great Country Garages. All rights reserved.