



**BUILDERS. DESIGNERS. ENGINEERS.**

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

## 36' x 48' Special Package Saratoga <sup>WITH</sup> 10' Lean-To Post and Beam 1<sup>1</sup>/<sub>2</sub> Story Barn

<b>Built Price</b>	Regular Price \$167,411 - 10% Discount (\$16,741 Savings)	\$150,670
Sealed Engineered Blueprints for Barn & Foundation		Included
(1) 10' x 48' Open Lean-To Roof Overhang		\$15,885
Authentic Mortise & Tenon Post & Beam Construction		Included
Eastern White Pine Timber Frame with Finished Planed Surface (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
11' 2" Plate Height		Included
1x8 Kiln Dried Vertical Shiplap Pine Siding & Trim		Included
9-12 Roof Pitch		Included
4x8 Pine Rafters with Authentic Tongue & Fork Joinery		Included
1x8 Kiln Dried Premium T&G Pine V-Groove Loft Flooring & Roof Decking		Included
12' x 48' Upstairs Loft Space (4 Loft Modules)		Included
Heavy Timber Pine Stairway to Second Floor		Included
1' Gable and Eave Overhangs		Included
30 Year Tamko Architectural Shingles over Felt Paper		Included
Arch Top Gable Vents		Included
(1) 11' x 8' Pine Split Sliding Door with Half Glass		\$2,590
(1) 3' x 7' Pine Single Barn Door with Oak Latch & Authentic Strap Hinges		Included
(1) 6' x 7' Pine Hinged Loft Door with Transom Windows		\$1,295
(2) 2'4" x 3'6" Pine Single Hung Windows with Screens		Included

### Options Available

Complete Site Work & Concrete Foundation Services Available (CT & Western MA)	
42" Pine Dalton Copper Top Cupola with Louvers & Choice of Standard Size Weathervane	\$2,140

**TOTAL AS SHOWN**

**\$170,440**

**PACKAGE DISCOUNT**

**\$10,090**

**BUILT PRICE**

**\$160,350**

**BUILT DOES NOT INCLUDE**

Foundation or electrical.

**OR**

**KIT PRICE**

**\$101,130**

**FRAME PRICE**

**\$81,385**

**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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