



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 \$57,056 - 10% Discount (\$5,706 Savings)	\$51,350
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	\$4,140	
(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	

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	\$2,100
10' x 20' Enclosed Lean-to Overhang	\$11,133

REGULAR PACKAGE PRICE

\$62,106

10% SALE DISCOUNT

\$5,706

ADDITIONAL SPECIAL PACKAGE DISCOUNT

\$4,000

TOTAL PACKAGE DISCOUNT

\$9,706

SALE BUILT PRICE \$52,400

DOES NOT INCLUDE

Electrical package, garage door openers, interior finish, cupola & weathervane, painting, or foundation.

Shown with additional options. Travel may apply.

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

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