

## BARN KIT



**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 Kit

| Kit Price   | Regular Price \$40,922 - 10% Discount (\$4,092 Savings) | \$36,830 |
|---|---|----------|
| 30-Minute Step by Step Timber Frame Raising Instructional Video   | Included  |          |
| Great Country Timber Frames Toolbox (see store for items included)  | Included  |          |
| Sealed Shop Drawings for Timber Frame with Foundation Plan  | Included  |          |
| Exterior 2D Elevation Drawing Package   | \$1,500   |          |
| 10' x 32' Enclosed Lean-to Overhang   | \$9,251   |          |
| Authentic Mortise & Tenon Post & Beam Construction (8'-12'-12' Bent Spacing)  | Included  |          |
| Eastern White Pine Timber Frame with Finished Planed Surface  | 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 Shiplap Pine Material for Siding, Trim & Doors   | Included  |          |
| 10-12 Roof Pitch  | Included  |          |
| 4x10 Pine Rafters   | Included  |          |
| 22' x 32' Upstairs Floor Space with 3' Knee-wall & 8' Collar Tie Height   | Included  |          |
| 1x8 Kiln Dried Premium T&G Pine V-Groove Loft Flooring & Roof Decking Material  | Included  |          |
| Heavy Timber Pine Stairway to 2 <sup>nd</sup> Floor (incl stringers, treads, risers, handrail, newel posts)             | Included  |          |
| 4" Gable & 10" Eave Overhangs   | Included  |          |
| Framed Window & Door Openings per Customer Specifications   | Included  |          |
| All Oak Pegs & Timberlok Fasteners Required to Assemble Timber Frame  | Included  |          |
| Stainless Steel Concealed Knife Plates for Interior Posts   | Included  |          |
| Sill Sealer & 2x8 Pressure Treated Plate  | Included  |          |
| Pine Arch Top Gable Vents   | Included  |          |
| (2) Overhead Door Blacksmith Hardware Kit (includes decorative oak latch, 4 strap hinges)                               | \$790   |          |
| (1) Single Door Blacksmith Hardware Kit (includes oak handle, 2 strap hinges, deadbolt)                                 | \$295   |          |
| (1) Authentic Horseshoe Sliding Door Track Hardware Kit   | \$1,195   |          |
| (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  | \$450   |          |
| (2) 8' Pine Bow Top Windows   | \$1,990   |          |
| (6) 2'4" x 3'6" Pine Single Hung Windows with Screens   | \$2,370   |          |

### Options Available

|  |          |
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| TBY Raising Supervisor to Assist Local Crew (2-days on-site) | \$10,000 |
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Shown with additional options. Travel may apply.

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**REGULAR PACKAGE  
PRICE**  
**\$59,703**

**10% SALE DISCOUNT**  
**\$4,092**

**SALE**  
**KIT PRICE**  
**\$55,611**

**KITS SHIPPED  
NATIONWIDE**

Customer responsible for forklift/  
unloading timbers upon delivery.

### DOES NOT INCLUDE

General construction management, permits, site work, foundation, roofing materials, doors, siding/roofing nails, labor to construct barn, shipping, any other items not specified above.

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