



**BUILDERS. DESIGNERS. ENGINEERS.**

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

# 26' x 28' Special Package Carriage Barn

## Post and Beam 2-Story Barn

<b>Built Price</b>	Regular Price \$83,611 - 10% Discount (\$8,361 Savings)	\$75,250
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	\$13,480	
(1) 3' x 7' Spanish Cedar Entry Door with 6-Lite Half Glass & Crossbucks	\$2,200	
(9) 2'4" x 3'6" Pine Single Hung Windows with Screens	\$3,555	
(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	

**REGULAR PACKAGE PRICE**

**\$119,586**

**10% SALE DISCOUNT**

**\$8,361**

**ADDITIONAL SPECIAL PACKAGE DISCOUNT**

**\$6,000**

**TOTAL PACKAGE DISCOUNT**

**\$14,361**

**SALE BUILT PRICE**  
**\$105,225**

### 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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