



**TIMBER FRAME ONLY**



**BUILDERS. DESIGNERS. ENGINEERS.**

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

# 18' x 20' Special Package Carriage Barn

## Post and Beam 2-Story Barn Frame

<b>Frame Price</b>	Regular Price \$23,372 - 10% Discount (\$2,337 Savings)	\$21,035
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
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
10-12 Roof Pitch		Included
4x10 Pine Rafters		Included
18' x 20' Upstairs Floor Space with 3'-8" Knee-wall & 8' Collar Tie Height		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 Sill Plate		Included
(2) Pine Arch Top Gable Vents		Included

**REGULAR PACKAGE PRICE**

**\$24,872**

**10% SALE DISCOUNT**  
**\$2,337**

**SALE**  
**FRAME PRICE**  
**\$22,535**

**KITS SHIPPED NATIONWIDE**

Customer responsible for forklift/unloading timbers upon delivery.

### Options Available

10' x 20' Enclosed Lean-to Roof Overhang	\$5,080
TBY Raising Supervisor to Assist Local Crew (2-days on-site)	\$10,000

### DOES NOT INCLUDE

General construction management, permits, site work, foundation, painting, staining, labor to construct barn, siding, roof decking, roofing, doors, windows, shipping.

**Shown with additional options. Travel may apply.**

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

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