

## BARN KIT



The  
**BARN YARD**  
&  
GREAT COUNTRY  
GARAGES

**BUILDERS. DESIGNERS. ENGINEERS.**

TheBarnYardStore.com 1-800-628-2276

# 18' x 20' Special Package Carriage Barn

## Post and Beam 2-Story Barn Kit

<b>Kit Price</b>	Regular Price \$29,917 - 10% Discount (\$2,992 Savings)	\$26,925
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 (10' 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
9' 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
4x8 Pine Rafters		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 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
(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		\$405
(2) 2'6" x 2'6" 6-Lite Fixed Pine Sash Windows		\$230
(1) Single Door Blacksmith Hardware Kit (includes oak handle, 2 strap hinges, deadbolt)		\$295
(1) Overhead Door Blacksmith Hardware Kit (includes decorative oak latch, 4 strap hinges)		\$395
<b>Options Available</b>		
10' x 20' Enclosed Lean-to Roof Overhang		\$6,096
TBY Raising Supervisor to Assist Local Crew (2-days on-site)		\$10,000

**REGULAR PACKAGE PRICE**

**\$33,287**

**10% SALE DISCOUNT**  
**\$2,992**

**SALE**  
**KIT PRICE**  
**\$30,295**

**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.

Shown with additional options. Travel may apply.

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

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