



**BUILDERS. DESIGNERS. ENGINEERS.**

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

## 36' x 48' Special Package Saratoga <sup>WITH</sup> 10' Lean-To Post and Beam 1 1/2 Story Barn

Built Price	Regular Price \$184,289 - 10% Discount (\$18,429 Savings)	\$165,860
Sealed Engineered Blueprints for Barn & Foundation	Included	
(1) 10' x 48' Open Lean-To Roof Overhang	\$17,280	
Authentic Mortise & Tenon Post & Beam Construction	Included	
Eastern White Pine Timber Frame with Finished Planed Surface (12' 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	
11' 2" Plate Height	Included	
1x8 Kiln Dried Vertical Shiplap Pine Siding & Trim	Included	
9-12 Roof Pitch	Included	
4x8 Pine Rafters with Authentic Tongue & Fork Joinery	Included	
1x8 Kiln Dried Premium T&G Pine V-Groove Loft Flooring & Roof Decking	Included	
12' x 48' Upstairs Loft Space (4 Loft Modules)	Included	
Heavy Timber Pine Stairway to Second Floor	Included	
1' Gable and Eave Overhangs	Included	
30 Year Tamko Architectural Shingles over Felt Paper	Included	
Arch Top Gable Vents	Included	
(1) 11' x 8' Pine Split Sliding Door with Half Glass & Covered Track	\$3,495	
(1) 3' x 7' Pine Single Barn Door with Oak Latch & Authentic Strap Hinges	Included	
(1) 6' x 7' Pine Hinged Loft Door with Transom Windows	\$1,895	
(2) 2'4" x 3'6" Pine Single Hung Windows with Screens	Included	

### Options Available

Complete Site Work & Concrete Foundation Services Available (CT & Western MA)	
42" Pine Dalton Copper Top Cupola with Louvers & Choice of Standard Size Weathervane	\$2,140

### REGULAR PACKAGE PRICE

**\$206,959**

### 10% SALE DISCOUNT

**\$18,429**

### ADDITIONAL SPECIAL PACKAGE DISCOUNT

**\$6,000**

### TOTAL PACKAGE DISCOUNT

**\$24,429**

**SALE BUILT PRICE \$182,530**

### 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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