



**BUILDERS. DESIGNERS. ENGINEERS.**

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

**TIMBER FRAME ONLY**

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

<b>Frame Price</b>	Regular Price \$84,622 - 10% Discount (\$8,462 Savings)	\$76,160
Sealed Shop Drawings for Timber Frame with Foundation Plan		Included
Great Country Timber Frames Toolbox (see store for items included)		Included
Exterior 2D Elevation Drawing Package		\$1,500
(1) 10' x 48' Open Lean-to Roof Overhang		\$10,370
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 Floor Girts, 4x8 Loft Joists, 8x10 Rafter Plates, 4x8 Arched Braces, 4x4 Siding Nailers		Included
11' 2" Plate Height		Included
9-12 Roof Pitch		Included
4x8 Pine Rafters with Authentic Tongue & Fork Joinery		Included
12' x 48' Second Floor Loft Area (4 Loft Modules)		Included
Heavy Timber Pine Stairway to 2 <sup>nd</sup> Floor (incl stringers, treads, risers, handrail, newel posts)		Included
1' 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 & Pressure Treated 2x8 Plate		Included
Pine Arch Top Gable Vents		Included

**REGULAR PACKAGE PRICE**

**\$96,492**

**10% SALE DISCOUNT**  
**\$8,462**

**SALE**  
**FRAME PRICE**  
**\$88,030**

**KITS SHIPPED NATIONWIDE**

Customer responsible for forklift/unloading timbers upon delivery.

**Options Available**

TBY Raising Supervisor to Assist Local Crew (3 days on-site)	\$15,000
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**DOES NOT INCLUDE**

General construction management, permits, site work, foundation, painting, staining, labor to construct barn, siding, roof decking, roofing materials, doors, windows, ladder framed gable overhangs, shipping, any other items not specified above.

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

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

Not responsible for typographical errors. Terms & conditions may apply. See store for details. © 2021 The Barn Yard & Great Country Garages. All rights reserved.