



**BUILDERS. DESIGNERS. ENGINEERS.**

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

**BARN KIT**

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

<b>Kit Price</b>	Regular Price \$104,931 - 10% Discount (\$10,493 Savings)	\$94,438
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		\$12,100
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
1x8 Kiln Dried Shiplap Pine Material for Siding, Trim & Doors		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
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
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
(1) Single Door Blacksmith Hardware Kit (includes oak handle, 2 strap hinges, deadbolt)		\$295
(2) 2'4" x 3'6" Pine Single Hung Windows with Screens		\$790

### Options Available

TBY Raising Supervisor to Assist Local Crew (3 days on-site)	\$15,000
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**REGULAR PACKAGE PRICE**

**\$119,616**

**10% SALE DISCOUNT**  
**\$10,493**

**SALE**  
**KIT PRICE**  
**\$109,123**

**KITS SHIPPED NATIONWIDE**

Customer responsible for forklift/unloading timbers upon delivery.

### DOES NOT INCLUDE

General construction management, permits, site work, foundation, painting, staining, labor to construct barn, roofing materials, doors, 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**

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