



BUILDERS. DESIGNERS. ENGINEERS.



TheBarnYardStore.com 1-800-628-2276

26' x 28' Special Package Carriage Barn

Post and Beam 2-Story Barn

Base Price	Regular Price \$75,396 - 5% Discount (\$3,770 Savings)	\$71,626
(2) Sets of Sealed Engineered Blueprints for Barn & Foundation	Included	
Authentic Mortise & Tenon Post & Beam Construction	Included	
Eastern White Pine Timber Frame with Finished Planed Surface (14' 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	
10' First Floor Ceiling Height (12'8" eave height)	Included	
1x8 Kiln Dried Vertical Shiplap Pine Siding & Trim	Included	
10-12 Roof Pitch	Included	
4x8 Pine Rafters	Included	
1x8 Kiln Dried Premium T&G Pine V-Groove Pine Floor & Roof Decking	Included	
26' x 28' Upstairs Floor Space with 3' Knee-wall	Included	
16' Transom Dormer with 5 - 2'6" x 2' Pine Sash Windows & Structural Ridge Beam	\$11,115	
Heavy Timber Pine Stairway to Second Floor	Included	
12" Gable Eave Overhangs	\$895	
8x12 Cantilever Ridge Beam	\$495	
24' Big Sky Timber Frame Eyebrow Roof with Architectural Shingles	\$2,995	
30 Year Tamko Architectural Shingles over Felt Paper	Included	
Faux Arch Top Gable Vents	Included	
(2) 10' x 8' Belmont Series Spanish Cedar Overhead Doors with Square Glass, Strap Hinges & Authentic Strap Hinges	\$12,300	
(1) 3' x 7' Spanish Cedar Entry Door with 6 Lite Glass and Crossbucks	\$1,995	
(9) 2'4" x 3'6" Pine Single Hung Windows with Screens	\$2,925	
(3) 2'4" x 1' Pine Transom Windows	\$450	
(2) 8' x 1' Pine Transom Windows	\$790	

Options Available

Complete Site Work & Concrete Foundation Services Available	
42" Pine Carlisle Copper Top Cupola w/ Glass & Choice of Standard Size Weathervane	\$2,090
14' Timber Frame Workbench with 1x8 Pine Decking	\$995
Copper Roof Drip Edge	\$795

Shown with additional options. Travel may apply.

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TOTAL AS SHOWN
\$105,586

PACKAGE DISCOUNT
\$5,721

BUILT PRICE
\$99,865

BUILT DOES NOT INCLUDE
Foundation, electrical, cupola,
painting or staining.

OR

TIMBER FRAME KIT
\$28,515

10' LEAN-TO KIT
\$6,225

KIT INCLUDES

Plans, timber frame & fasteners picked up or shipped FOB from Ellington, CT.

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