



BUILDERS. DESIGNERS. ENGINEERS.



TheBarnYardStore.com 1-800-628-2276

36' x 48' Special Package Saratoga ^{WITH} 10' Lean-To Post and Beam 1 1/2 Story Barn

Base Price	Regular Price \$153,984 - 5% Discount (\$7,699 Savings)	\$146,285
(2) Sets of Sealed Engineered Blueprints for Barn & Foundation		Included
10' x 48' Open Lean-To Roof Overhang		\$15,420
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 Pine Floor & Roof Decking		Included
12' x 48' Upstairs Loft Space		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		Included
(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		\$1,295
(2) 2'4" x 3'6" Pine Single Hung Windows with Screens		Included

Options Available

Complete Site Work & Concrete Foundation Services Available	
42" Pine Dalton Copper Top Cupola with Arched Louvers & American Flag Copper Weathervane	\$1,900

TOTAL AS SHOWN

\$163,000

PACKAGE DISCOUNT

\$7,500

BUILT PRICE

\$155,500

BUILT DOES NOT INCLUDE

Foundation or electrical.

OR

TIMBER FRAME KIT

\$68,565

10' OPEN LEAN-TO KIT

\$8,995

KIT INCLUDES

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

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. © 2018 The Barn Yard & Great Country Garages. All rights reserved.