



2 Story Barn | 2 Story Cottage

Price Includes: Huber Blue Plus flooring; Techshield Radiant Barrier; Architectural Shingles ; Vinyl roof underlayment; 3 Coats of Haley Paint

options

Windows:

18"x27" Slide	\$65
18"x36" Slide	\$80
24"x36" Slide	\$95
36"x54" Slide	\$225
24"x36" Insulated	\$150
40"x60" Insulated	\$325
Window Recession	\$50/window
Exterior Window Trim	\$25/window
5' and 6' Transom	\$100-\$150

Floor:

Upgraded Joists 2x10	\$1/sq. ft.
16" OC (Dwelling)	
Double Subfloor	\$1.50/sq. ft.

Doors:

Single Wood	\$150
Double Wood	4' \$210 5' \$275 6' \$350
Single pre-hung (solid)	\$460
9 or 11 lite single	\$521 - \$559
Double pre-hung (solid)	\$749
9 or 11 lite double	\$822 - \$853
15-Lite Double	\$877
9x7 Insulated Garage	\$995
Glass in Garage Door	\$100/door

Additional:

LP Shiplap Siding	15% of base price
LP Board and Batton	15% of base price
2x6 Wall Studs	5% of base price
Wilderness Urethane	\$1/sq.ft.
Lofts/Benches/Shelves	\$4/sq. ft.
Tuff Rib Metal Roof	\$1.50/sq.ft.
Tuff Rib 40yr Metal	\$1.75/sq.ft.
Standing Seam Metal	\$4.50/sq. ft.
Add Metal to Dormer	\$300/dormer
Tyvek House Wrap	\$1/sq. ft.
Custom Paint Match	\$100/color
Glued Floor and Walls	5% of base price
5/8 Sheathing	5% of base price

Standard:

1 Single pre-hung solid door, 12" o.c. 2x6 joists, 16" o.c. rafters, Stairs with Landing, 6) 36x54 windows, 30 Year Architectural Shingle Roof, Vented Soffit and ridge.

Residential Package

Get 2x6 stud walls - Glued floors and side walls - 5/8 Sheathing for 10% of the base price.

W x L	SQ. FEET	10' Wall
24x24	1152 sq. ft	\$39,180
24x26	1248 sq. ft	\$41,595
24x28	1344 sq. ft	\$43,995
24x30	1440 sq. ft	\$46,395
24x32	1536 sq. ft	\$48,795
24x34	1632 sq. ft	\$51,195
24x36	1728 sq. ft	\$53,595
24x38	1824 sq. ft	\$55,980
24x40	1920 sq. ft	\$58,380
24x42	2016 sq. ft	\$60,795
24x44	2112 sq. ft	\$63,195
24x46	2208 sq. ft	\$65,595
24x48	2304 sq. ft	\$67,995



Harrisonburg: 540-833-2276
Front Royal: 540-636-1907
Staunton: 540-712-2221

QUALITY

Floors: 2x6 pressure-treated floor joists spaced 12" on center (2x10 floor joist if on a crawlspace foundation)

Sidewalls: 2x4 Studs spaced 16" OC covered with LP Smart Siding

Substructure: (5) Pressure-treated 4x4 Runners per half

Roof: 1/2" OSB sheeting with vinyl underlayment and Timberline Architectural shingles for Two Story Double Wide –or 10 year metal roof standard for Single Story Double Wide

Paint: Three coats of Haley Paint (100% Acrylic Super Satin) come standard on all of our buildings

Frequently Asked Questions

- **Can these structures be used as a home or rental property?**
YES. We have built these structures so that they would meet the VA code for dwellings.
- **Can these be made without a floor if I want to use it on a concrete slab for a garage?** YES. We can go as large as 24'x40' on floorless models.
- **What type of foundation do I need if I want to make this a dwelling?** VA Code will require a block crawl space or a concrete turn down slab. We have engineered drawings to assist you in this process.
- **Will you be able to place this structure on a crawlspace?** If the land and height of the crawlspace allows us to, YES. If not, you may need to use a crane to set the building.
- **Can I do a Rent To Own on this structure?** NO. At time of order we will require 50% as a down payment with the other 50% at time of delivery. There are banks in our area that will offer financing for these structures.
- **How far do you deliver?** We are currently offering these structures in VA and WV.
- **Are your products the best?**
THEY ARE THE BEST!!!

extras

Vinyl Package - 10% upgrade
LP Traditional Lap Siding– 15% upgrade
LP Board and Batton—10% Upgrade

Dormers:

(Converts oversized attic, to livable sq. footage)

Cottage

\$175 per linear foot (Winds. not included)

Barn

\$2500 per dormer (24x36 Wind. included)

Fun Facts:

Buildings 32' long and under have no center support post

2-car, 2 story garages should be minimum 36' long

To be a dwelling, all windows must be insulated and double hung for fire egress code. A permanent foundation and a permit are required.

DELIVERY & SET UP

FREE: First 50 miles from our shop per structure (\$3/mile after 50)

30 MIN FREE SETUP: *You are responsible crane sets if applicable*
\$90/hr after 30 min.

Escorts: \$200/escort covers the first 50 miles. \$3/mile after 50.

\$5/mile after 10 miles for construction crew.