

Modular Log Homes

Floor Plans | Pricing | Options

Hill View Mini Barns, LLC is an authorized dealer of Cozy Cabins LLC, where one of the primary goals is building homes with top quality workmanship. These homes come to life in a Lancaster County, Pennsylvania facility, where strong work ethics and good craftsmanship are still handed down from one generation to another.

Our team is committed to building your home your way. The style, size, and features are for you to choose; but if you prefer it quick and easy, just choose one of our well-designed floor plans that best fits your lifestyle. If you want to put your own personal touch into your layout, you have the freedom to customize one of our floor plans, or even design your own from scratch! Just show us what you want and our design team will create accurate scale drawings from your ideas.

And to top it off: All our homes are modular construction, meaning they are pre-built and delivered to your job site in sections, already 75%–90% complete, allowing you to move in much more quickly and with fewer headaches. Another benefit is the fact that your home is constructed under a roof in a controlled environment so no rain or snow can cause mold issues later. It's efficient too, with less wasted building materials than traditional construction. Your 21st century modular log home is something for you and the next generations to be proud of. Let's do this together!

Hill View Mini Barns, LLC



phone: 207-269-2800

email: sales@hillviewminibarns.com

***NOTE: Construction schedule for 2023 is currently full;
New orders being scheduled for 2024.
3% discount on orders placed through May, 2023***





Package Explanations

Main Shell

- o Floor constructed of 2x10 joists spaced at 16" o/c with ¾" OSB tongue & groove sub-floor
- o Walls constructed of 2x6 studs spaced at 16" o/c with 7/16" OSB wall sheathing and Tyvek® house wrap
- o Roof constructed of engineered trusses spaced at 24" o/c with 5/8" OSB sheathing
- o GAF® lifetime architectural shingles over synthetic roof underlayment w/ ice & water shield at eaves
- o Porch finished with 1" composite decking and metal railings (log railings optional)
- o Exterior log siding is 2x8 tongue and groove white pine, with 5-year urethane applied
- o Provia® insulated vinyl windows – double-hung/tilt with max efficiency triple pane Low-E/Argon
- o Storm door for single entry doors not covered by porch
- o Porch steps, plus 4x6 landing w/steps & railings at all other entries (except patio doors)

Insulation

- o Walls: R21 fiberglass insulation
- o Ceiling: R49 cellulose (closed cell spray foam + fiberglass for Mtnr. Deluxe & Chalet vaulted areas – R52)
- o Vaulted ceilings in Alpine homes insulated with R48 closed-cell spray foam
- o Foundation: R14 closed cell spray foam (2" thick, on interior)

Interior

- o Fusion Vinyl Plank flooring. Color choices: Hemlock or Hickory (sheet vinyl at bathrooms, mud rooms)
- o Walls & ceilings finished in ¾" tongue & groove knotty-pine boards with 2-coat clear finish
- o Knotty-pine solid wood interior doors (v-groove arch top) with Schlage® lever latches
- o Wood closet shelving - adjustable height

Kitchen

- o Solid pine cabinetry with full-extension, soft-close doors & drawers (lazy susan in all angled corner cabinets)
- o Wilsonart® laminate counter tops with decorative edge profiles (color & profile of your choice)
- o Under-mount double-bowl stainless sink and Moen® faucet with pull-down sprayer
- o Over-range microwave with thru-wall exhaust
- o Counter receptacles [GFCI protected]
- o Range electrical consists of (1) 240v & (1) 120v receptacle – to power an elect. range or controls on a gas model
- o Icemaker water supply for fridge and dedicated fridge receptacle

Bathrooms

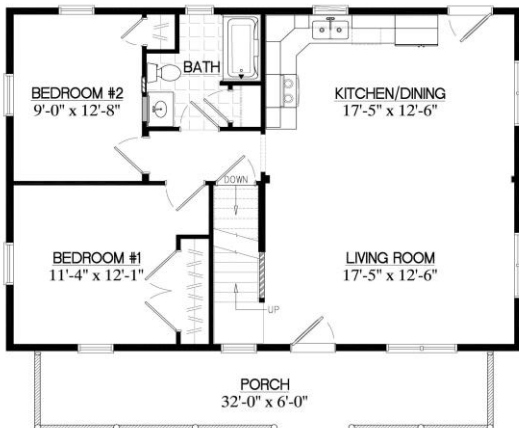
- o All plumbing fixtures (Moen® brand) are installed as dictated by floor plan, including faucets & shower heads
- o Tubs and showers are 1-piece fiberglass units – Biscuit color
- o Solid pine vanity cabinetry with cultured marble 1-piece top/sink – Biscuit color, swirled design
- o Rheem® water heater installed where shown on floor plan (all std. layouts without interior basement access)
- o Exhaust fan/light combination in ceiling, light over sink, and 20 amp GFCI receptacle at sink
- o Medicine cabinet at sink, plus amenities such as: toilet paper holder, hand towel ring, towel bar and robe hook

Electrical

- o 200 amp Leviton panel box with breakers and surge protector installed (2 conduits through floor)
- o Ceiling fans with lights in living room and bedrooms (includes fan speed control)
- o Outside light on porch and at each additional exterior door
- o Exterior receptacle on front and back of home, and at each side door
- o Tamper-resistant receptacles spaced around rooms (less than 12' apart)
- o Smoke/CO alarm in hallway & loft areas and a smoke alarm in each bedroom – all hard-wired together
- o LED lighting indoor and outdoor

Mountaineer

2023



26x36
26MR1302 **\$236,140**
936 sq.ft. +504 u/f

**includes: set-up, crane charges, & taxes*



26x40
26MR1303 **\$273,790**
1,040 sq.ft. +560 u/f

**includes: set-up, crane charges, & taxes*

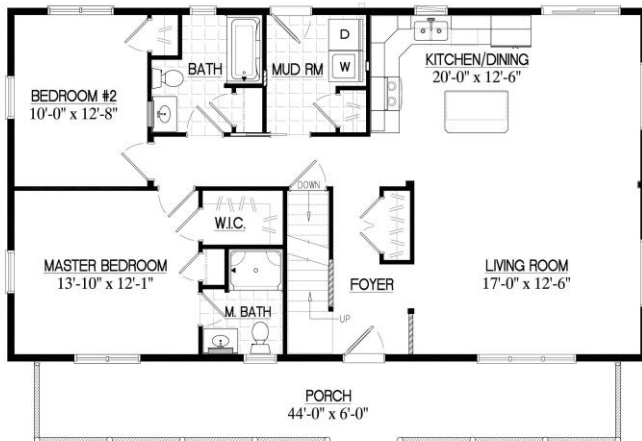


26x44
26MR1304 **\$275,310**
1,144 sq.ft. +616 u/f

**includes: set-up, crane charges, & taxes*

Mountaineer

2023



26x48 **\$301,180**
26MR1305 1,248 sq.ft. +672 u/f

**includes: set-up, crane charges, & taxes*



26x52 **\$312,130**
26MR1306 1,352 sq.ft. +728 u/f

**includes: set-up, crane charges, & taxes*

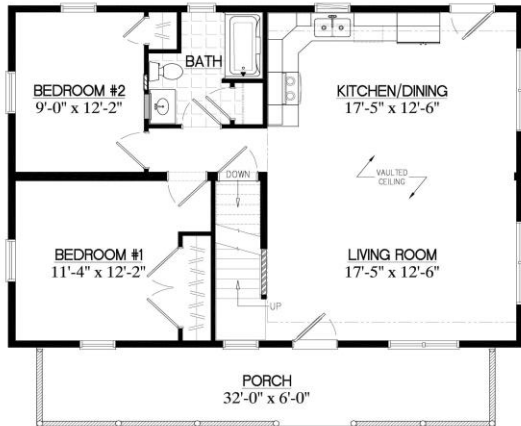


26x56 **\$328,480**
26MR1309 1,456 sq.ft. +784 u/f

**includes: set-up, crane charges, & taxes*

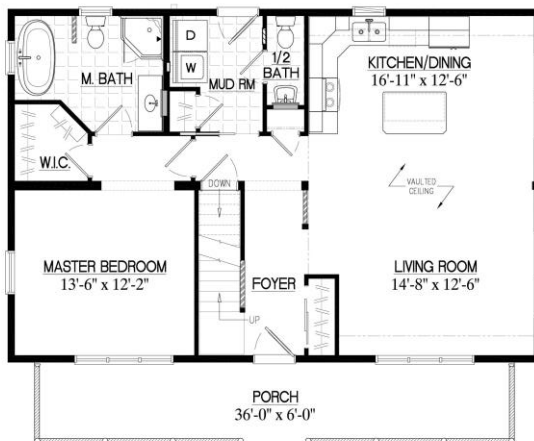
Mountaineer Deluxe

2023



26x36
26MD1402 **\$284,500**
1,029 sq.ft. +141u/f

**includes: set-up, crane charges, & taxes*



26x40
26MD1403 **\$329,110**
1,141 sq.ft. +200u/f

**includes: set-up, crane charges, & taxes*

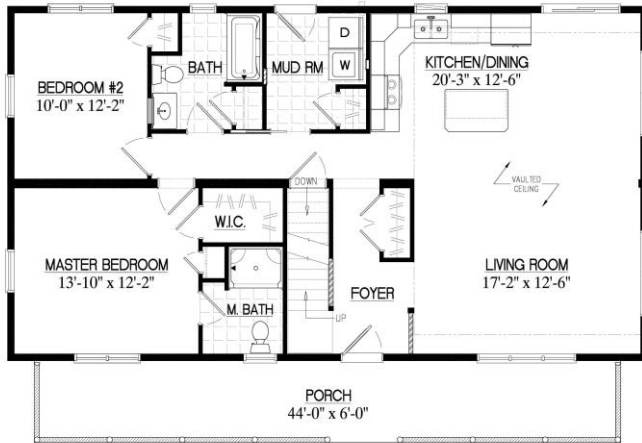


26x44
26MD1404 **\$332,160**
1,284 sq.ft. +217 u/f

**includes: set-up, crane charges, & taxes*

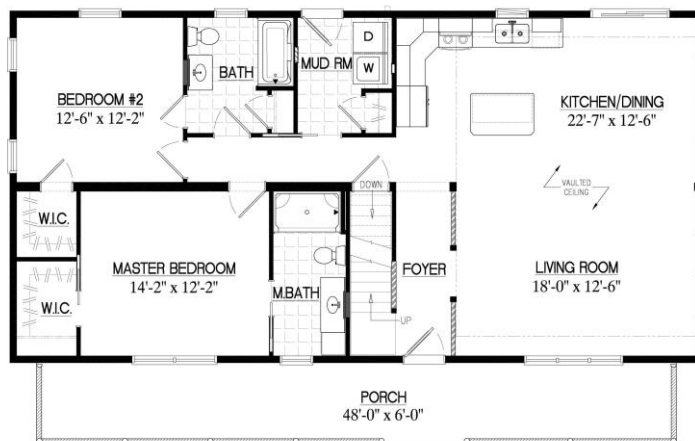
Mountaineer Deluxe

2023



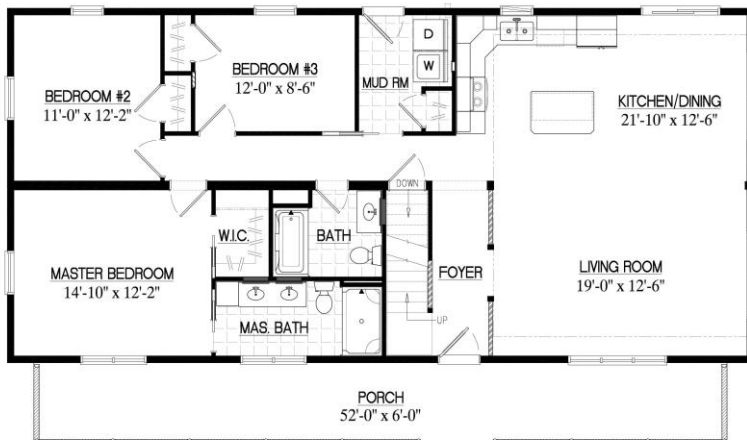
26x48 **\$362,610**
26MD1405 1,368 sq.ft. +294 u/f

**includes: set-up, crane charges, & taxes*



26x52 **\$375,180**
26MD1406 1,448 sq.ft. +357 u/f

**includes: set-up, crane charges, & taxes*



26x56 **\$395,890**
26MD1409 1,635 sq.ft. +322 u/f

**includes: set-up, crane charges, & taxes*

Chalet

2023



26x30
26CH1601

\$264,480
866 sq.ft. +130 u/f

**includes: set-up, crane charges, & taxes*



26x36
26CH1602

\$291,070
1,031 sq.ft. +204 u/f

**includes: set-up, crane charges, & taxes*



26x42
26CH1603

\$314,850
1,185 sq.ft. +249 u/f

**includes: set-up, crane charges, & taxes*

Chalet

2023



26x48
26CH1605

\$354,340

1,412 sq.ft.
+266 u/f

**includes: set-up, crane charges, & taxes*



26x52
26CH1606

\$376,000

1,538 sq.ft.
+325 u/f

**includes: set-up, crane charges, & taxes*



26x56
26CH1607

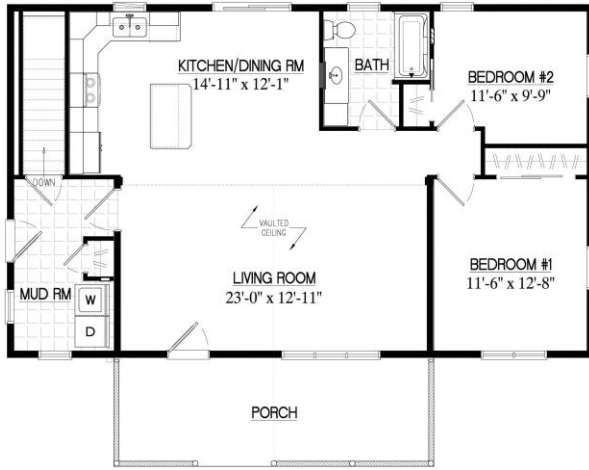
\$394,620

1,644 sq.ft.
+287 u/f

**includes: set-up, crane charges, & taxes*

Alpine

2023



26x44
26AP1702

\$282,670
1,144 sq.ft.

**includes: set-up, crane charges, & taxes*



26x48
26AP1703

\$302,360
1,248 sq.ft.

**includes: set-up, crane charges, & taxes*



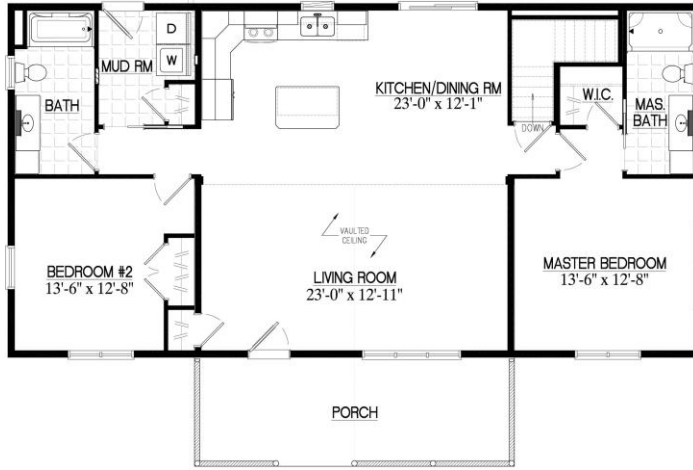
26x48
26AP1705

\$325,370
1,344 sq.ft.

**includes: set-up, crane charges, & taxes*

Alpine

2023



26x52
26AP1706

\$317,940
1,352 sq.ft.

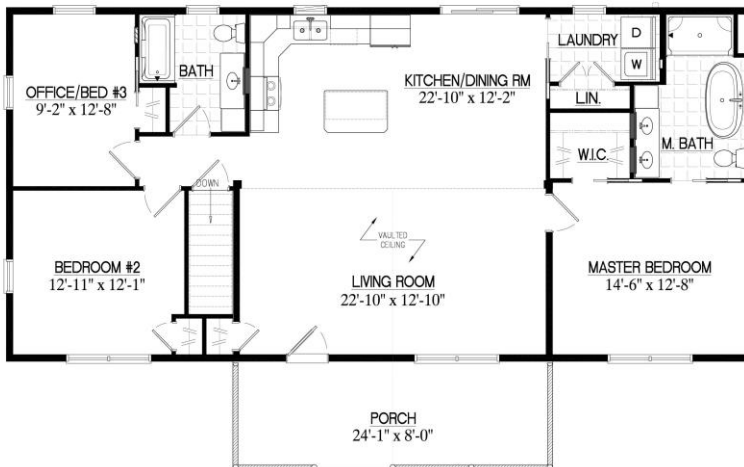
**includes: set-up, crane charges, & taxes*



26x56
26AP1708

\$333,320
1,456 sq.ft.

**includes: set-up, crane charges, & taxes*



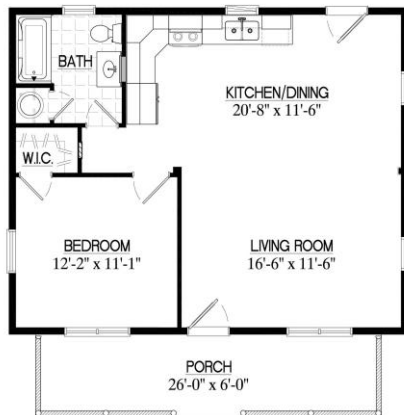
26x56
26AP1709

\$334,850
1,456 sq.ft.

**includes: set-up, crane charges, & taxes*

Musketeer

2023

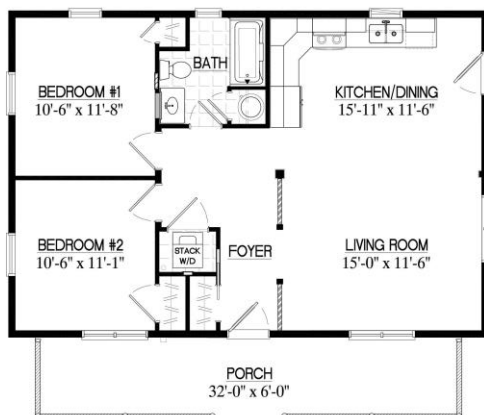


24x30
24MK1501 **\$177,460**
720 sq.ft.

26x30
26MK1501 **\$181,220**
780 sq.ft.

26' wide plan shown

*includes: set-up, crane charges, & taxes

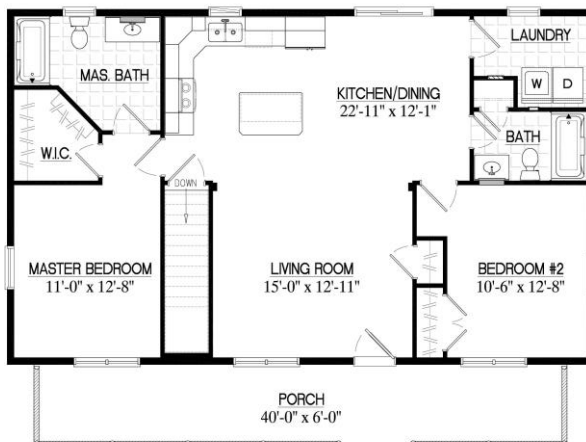


24x36
24MK1502 **\$203,400**
864 sq.ft.

26x36
26MK1502 **\$209,310**
936 sq.ft.

26' wide plan shown

*includes: set-up, crane charges, & taxes

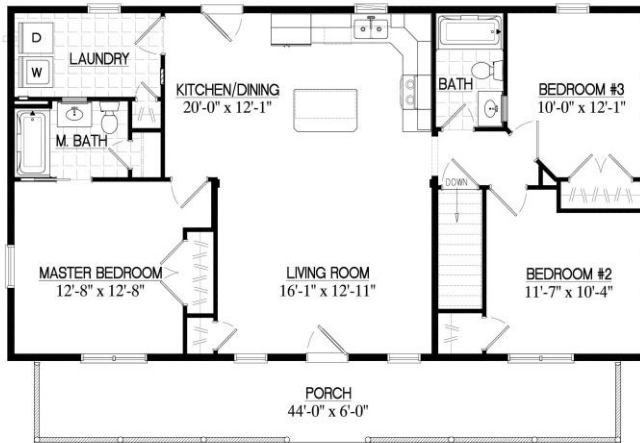


26x44
26MK1504 **\$245,050**
1,144 sq.ft.

*includes: set-up, crane charges, & taxes

Musketeer

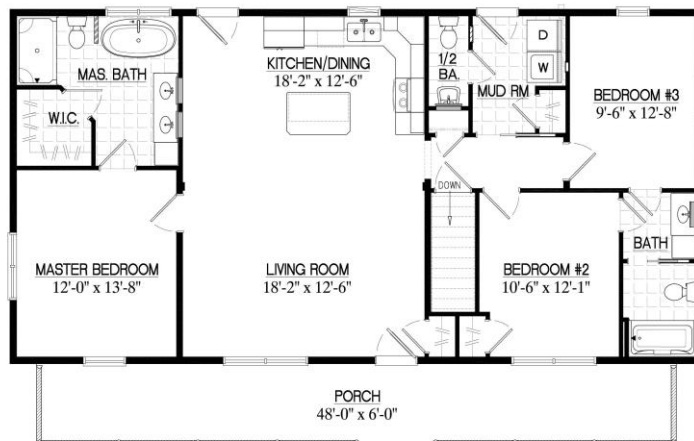
2023



26x48
26MK1505

\$267,800
1,248 sq.ft.

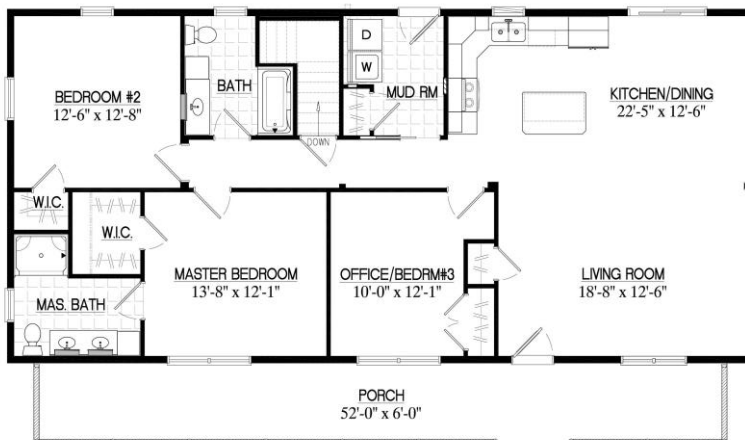
**includes: set-up, crane charges, & taxes*



26x52
26MK1507

\$303,340
1,352 sq.ft.

**includes: set-up, crane charges, & taxes*



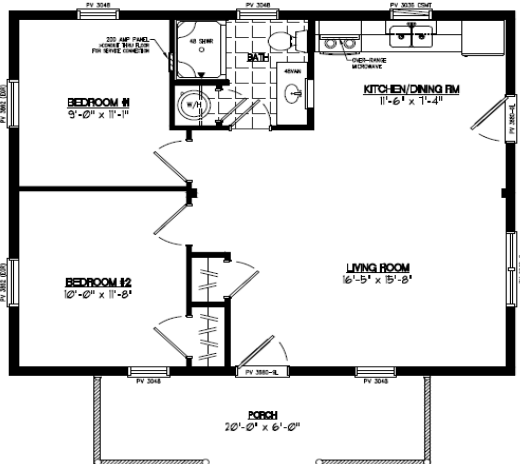
26x56
26MK1508

\$298,520
1,456 sq.ft.

**includes: set-up, crane charges, & taxes*

Pioneer

2023

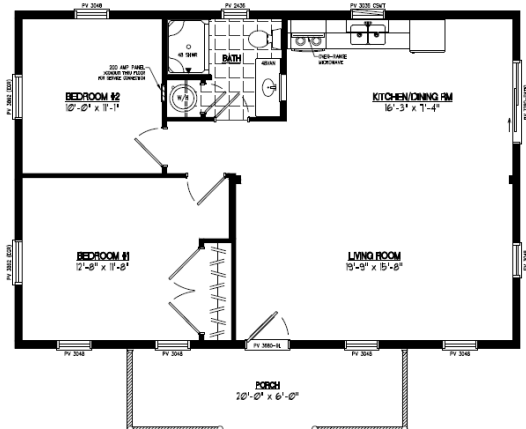


24x30
24PR1201 **\$177,770**
720 sq.ft.

26x30
26PR1201 **\$182,530**
780 sq.ft.

24' wide plan shown

*includes: set-up, crane charges, & taxes



24x36
24PR1202 **\$187,260**
864 sq.ft.

26x36
26PR1202 **\$193,090**
936 sq.ft.

24' wide plan shown

*includes: set-up, crane charges, & taxes

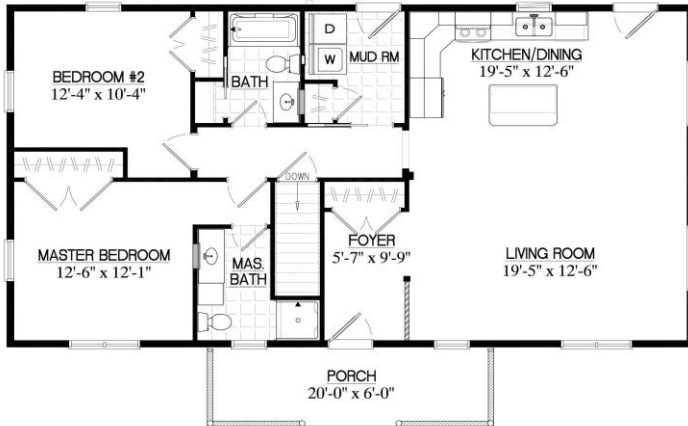


26x42
26PR1204 **\$235,890**
1,092 sq.ft.

*includes: set-up, crane charges, & taxes

Pioneer

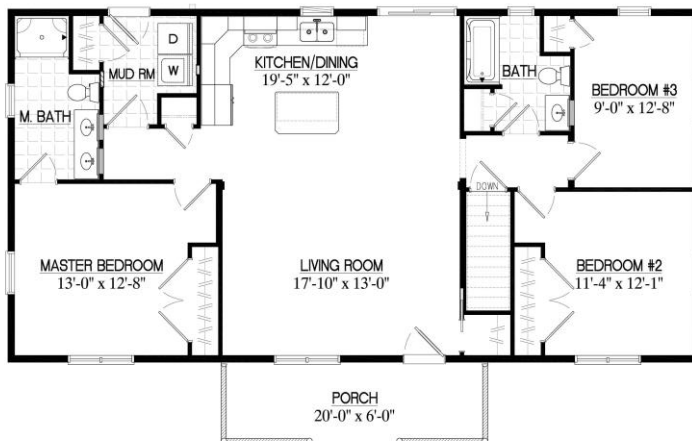
2023



26x48
26PR1206

\$275,050
1,248 sq.ft.

**includes: set-up, crane charges, & taxes*



26x52
26PR1207

\$282,140
1,352 sq.ft.

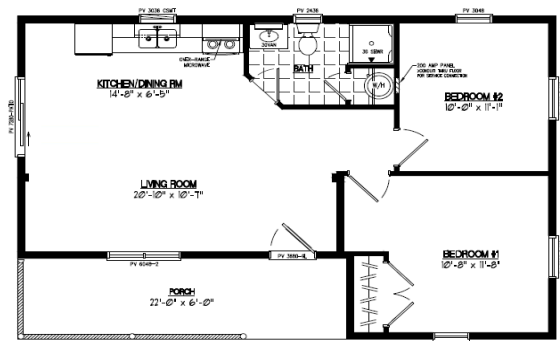
**includes: set-up, crane charges, & taxes*



26x56
26PR1208

\$291,130
1,456 sq.ft.

**includes: set-up, crane charges, & taxes*

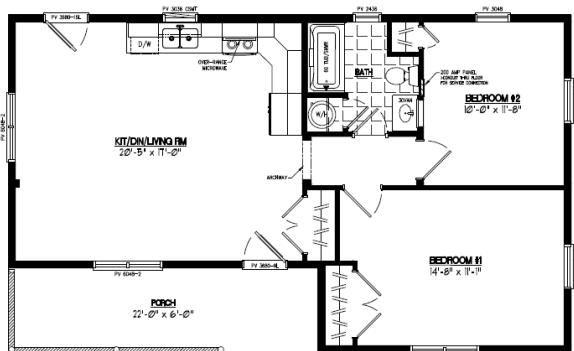


24x36
24FR601 **\$169,040**
732 sq.ft.

26x36
26FR601 **\$174,120**
804 sq.ft.

24' wide plan shown

*includes: set-up, crane charges, & taxes

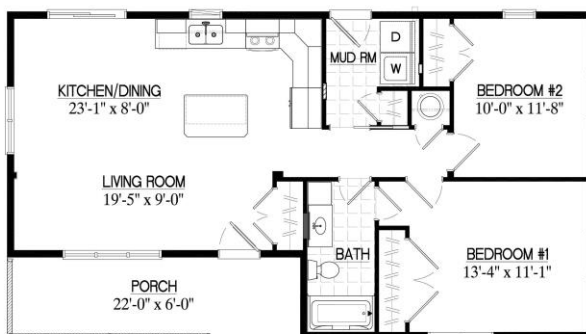


24x40
24FR602 **\$196,460**
828 sq.ft.

26x40
26FR602 **\$201,990**
908 sq.ft.

24' wide plan shown

*includes: set-up, crane charges, & taxes

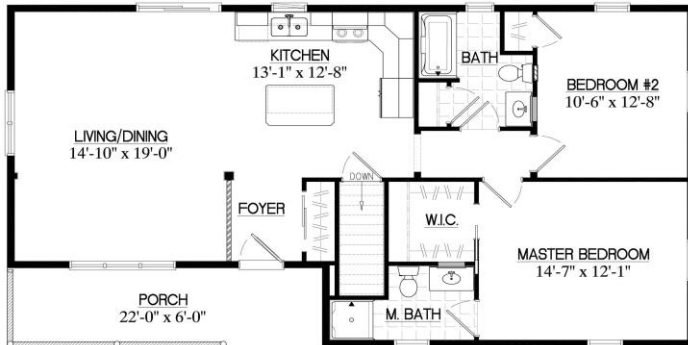


24x44
24FR604 **\$220,390**
924 sq.ft.

26x44
26FR604 **\$226,860**
1,012 sq.ft.

24' wide plan shown

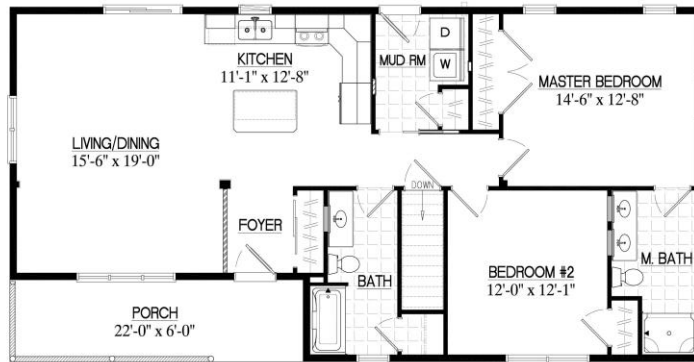
*includes: set-up, crane charges, & taxes



26x48
26FR605

\$235,520
1,116 sq.ft.

**includes: set-up, crane charges, & taxes*



26x52
26FR606

\$261,010
1,220 sq.ft.

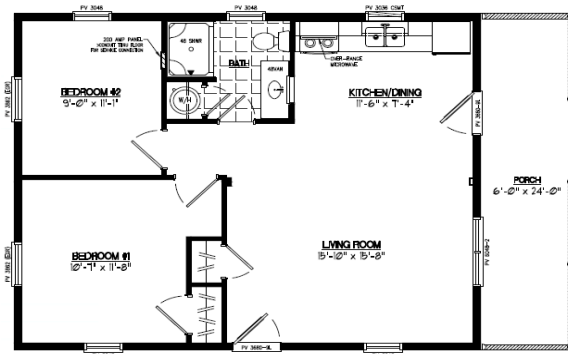
**includes: set-up, crane charges, & taxes*



26x56
26FR607

\$267,130
1,324 sq.ft.

**includes: set-up, crane charges, & taxes*



24x30
24SR401 **\$176,490**
720 sq.ft.

26x30
26SR401 **\$180,820**
780 sq.ft.

24' wide plan shown

**includes: set-up, crane charges, & taxes*



24x36
24SR402 **\$203,260**
864 sq.ft.

26x36
26SR402 **\$209,260**
936 sq.ft.

24' wide plan shown

**includes: set-up, crane charges, & taxes*



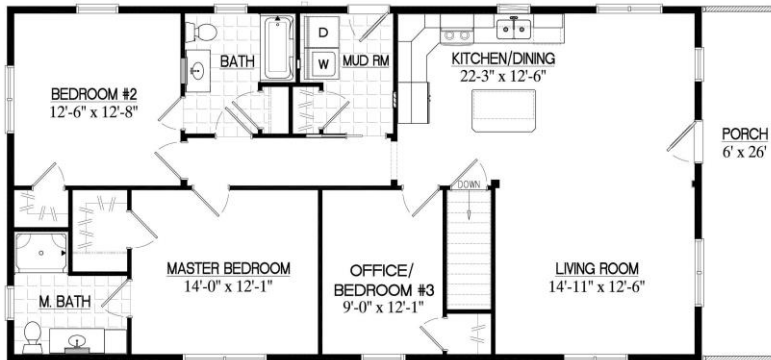
26x42
26SR403 **\$238,360**
1,092 sq.ft.

**includes: set-up, crane charges, & taxes*



26x48 **\$265,270**
 26SR405 1,248 sq.ft.

**includes: set-up, crane charges, & taxes*



26x52 **\$275,590**
 26SR406 1,352 sq.ft.

**includes: set-up, crane charges, & taxes*



26x56 **\$289,330**
 26SR407 1,456 sq.ft.

**includes: set-up, crane charges, & taxes*

Options

2023

CERTIFICATION

State Review Fee (for states other than: CT, DE, MD, ME, NH, NJ, NY, PA, VA, VT, WV)*	\$ 2,800
<i>*Note: Most Northeastern states are a possibility for certification</i>	
Certification Delete - Ranch homes (omits paperwork, inspections & state labels)	- \$2,660
Certification Delete - Mountaineer, Mtnr. Deluxe, Chalet (omits paperwork, inspections & labels)	- \$3,360

EXTERIOR DOORS

9-lite Standard Entry Door - fiberglass door, painted, includes 9-lite glass w/ grids in glass	\$ 2,305
Half Glass Entry Door with mini blinds - fiberglass door, painted, white blinds, no grids	\$ 2,570
6-panel Entry Door (no glass) - fiberglass door, painted	\$ 2,065
15-lite Entry Door (full glass) - fiberglass door, painted, grids in glass	\$ 2,460
Full Glass Entry Door with mini blinds - fiberglass door, painted, white blinds, no grids	\$ 2,800
Oval Glass Entry Door - fiberglass door, painted, decorative oval glass	\$ 3,015
6-lite Signet Fir Entry Door - fiberglass door, stained, upper glass w/ dentil shelf	\$ 3,365
6-lite Signet Fir Entry Door w/ dual sidelites - fiberglass door, stained, upper glass w/ dentil shelf	\$ 7,055
12-lite Signet Cherry Entry Door - fiberglass door, stained, 3/4 decorative glass	\$ 3,690
12-lite Signet Cherry Entry Door w/ dual sidelites - fiberglass door, stained, 3/4 decorative glass	\$ 7,695
Storm Door with full-height removable glass - color matched with entry door	\$ 750
6' Sliding Patio Door w/ screen - Sandstone vinyl	\$ 2,750
6' Sliding Patio Door with mini blinds & screen - Sandstone vinyl, white blinds, no grids	\$ 3,640
9' Sliding Patio Door (triple) w/ screen - Sandstone vinyl	\$ 3,715
9' Sliding Patio Door (triple) with mini blinds & screen - Sandstone vinyl, white blinds, no grids	\$ 5,115
6' Single-active French Doors w/ screen - fiberglass doors, painted, grids in glass	\$ 4,550
6' Single-active French Doors with mini blinds & screen - white blinds, no grids	\$ 5,250
6' Double-active French Doors *no screen - fiberglass doors, painted, grids in glass	\$ 4,550
6' Double-active French Doors with mini blinds *no screen - white blinds, no grids	\$ 5,250

WINDOWS

Double-hung Window - up to 30"x48" - includes shutters	\$ 845
Double-hung Window - 38"x62" egress - includes shutters	\$ 1,065
Casement Window - up to 30"x48" - includes shutters	\$ 965 p/window
Vista Glass Delete - Alpine (4 trapezoid windows in porch gable)	- \$4,600
Vista Glass Delete - Mtnr. Deluxe & Chalet (6 trapezoid windows in gable)	- \$8,450

FLOOR

White Oak Flooring (upgrade from vinyl plank)	\$ 3.10 p/sq.ft.
Stained Stair Treads upgrade (to compliment Vinyl Plank Hemlock floors)	\$ 350
Tile Flooring - See "Tile Flooring & Backsplash" section	see Tile section

WALLS

Log House Corner upgrade (for realistic solid-log look)	\$ 1,170 p/corner
Log Dormer Corner upgrade (for realistic solid-log look)	\$ 590 p/corner
Spray foam + fiberglass wall insulation upgrade (R29)	\$ 35 p/Ln.ft.
Sound Deadening Insulation in interior walls	\$ 22 p/Ln.ft.

ROOF/CEILING

Attic Truss upgrade - ranch homes (8' flat 1st story ceiling w/ pull-down stairs & full length attic)	varies
Prow Roof upgrade - Mountaineer Deluxe (included on Chalet)	\$ 6,340
Snow load stage 2 (61-80 lbs. range) *incl. porch/deck sq. ft	\$ 5.60 p/sq.ft.
Snow load stage 3 (81 lbs. and up - designed to local requirements) *incl. porch/deck sq. ft	\$ 7.00 p/sq.ft.

Options

2023

DORMERS

6' wide A-Frame Dormer (windows not incl.) - Mountaineer, Mtnr. Deluxe, Chalet	\$ 7,480	each
8' wide A-Frame Dormer (windows not incl.) - Mountaineer, Mtnr. Deluxe, Chalet	\$ 8,390	each
8' long Shed Dormer (windows not incl.) - Mountaineer, Mtnr. Deluxe, Chalet	\$ 8,000	each
Lengthen shed dormer 1'	\$ 595	p/Ln.ft.
Interior Kit for dormer in finished area - Mtnr. Deluxe, Chalet	\$ 1,875	p/dormer

PORCH

Porch Stoop - 4x6 A-frame	\$ 7,715	
Porch Stoop - 4x6 Lean-to	\$ 6,175	
Screened Porch upgrade (full-height screens behind std. railings - screen door priced separately)	\$ 85	p/Ln.ft.
Screen Door - for screened porches	\$ 555	
PT porch decking (deduct from standard composite)	- \$6.30	p/sq.ft.
Additional porches, decks, enlarged porch sizes, etc. are available	priced per job	

INTERIOR

Chair Rail upgrade (vertical knotty pine below, standard pine above)	\$ 10	p/Ln.ft.
Stone Accent Wall upgrade	\$ 250	p/Ln.ft.
Enlarge Interior Door to 36" wide	\$ 30	each
Pocket Door upgrade (up to 32" wide)	\$ 195	each
36" Pocket Door upgrade (from swinging door)	\$ 225	each
Barn Door upgrade (from swinging door)	\$ 225	each
Loft extension - Mtnr. Deluxe & Chalet (adds to finished area of 2nd story - 8' incl. standard)	\$ 490	p/Ln.ft.
Knee Wall Door - for access behind loft knee walls	\$ 420	each

BATHROOM

Fiberglass tubs/showers (already included where shown on plan) - shower door is additional (see below)		
Tub & Shower - 60"x32"	\$ 2,245	
Jetted Tub & Shower - 60"x32"	\$ 4,940	
Jetted Alcove Tub - 60"x36" (no shower) *includes light	\$ 5,180	
Shower Stall: 32"-48" x36"	\$ 2,085	
Shower Stall: 60"x36"	\$ 2,275	
Neo-angle Shower Stall - 38"x38" with glass surround	\$ 5,005	
Shower Doors - for fiberglass tubs/showers (obscure glass)		
36" shower (swinging door)	\$ 1,155	
48" shower (swinging door)	\$ 1,785	
60" shower (dual sliding doors)	\$ 1,995	
60" tub & shower (dual sliding doors)	\$ 1,920	
Laminate Showers (upgrades: compare to fiberglass price) - incl. barn-door style clear shower door, light		
48"x36" Laminate Shower	\$ 8,015	
60"x36" Laminate Shower	\$ 8,610	
72"x36" Laminate Shower	\$ 9,205	
Flip-down Shower Seat - laminate showers	\$ 840	
Niche - laminate showers (recessed 2-shelf cubby - in addition to std. corner shelves)	\$ 385	
Tile Shower - incl. clear frameless glass door & ceiling light *see color selections in "Tile Flooring & Backsplash" sect.	see sales assoc.	
Note: Frameless shower door is not a water tight design		
Tiled Niche - tile showers (recessed cubby - in addition to std. corner shelves)	\$ 630	
Freestanding Tub - 67"x34" *incl. light	\$ 6,930	
Comfort Height Toilet upgrade	\$ 190	
Linen Tower - 20" - 7' high x 21" deep cabinet w/ (2) doors (Level 1: Beaded Pine or Coppertone)	\$ 1,210	
Linen Tower - 30" - 7' high x 21" deep cabinet w/ (4) doors (Level 1: Beaded Pine or Coppertone)	\$ 1,675	
Level 2 Vanity Cabinetry upgrade (Hickory & Maple - excluding painted)	\$ 250	or less
Level 3 Vanity Cabinetry upgrade (painted cabinets: Black Distressed & Arctic White)	\$ 640	or less
Premium Color Vanity Top upgrade - cultured marble (choice of colors)	\$ 225	
Solid Surface or Quartz Vanity Top upgrades		
30" Vanity Top upgrade - solid surface or quartz	\$ 1,225	
36" Vanity Top upgrade - solid surface or quartz	\$ 1,400	
48" Vanity Top upgrade - solid surface or quartz	\$ 1,645	
60" Vanity Top upgrade - solid surface or quartz	\$ 2,030	

Options

2023

LAUNDRY & PLUMBING

Laundry Package (plumbing, dryer vent & receipts.) *already incl. if washer/dryer are shown on plan	\$ 930
Under-Floor Dryer Vent upgrade (to be used when dryer is not near exterior wall)	\$ 140
Rough Plumbing for future 2nd story Full Bath - Mountaineer, Mtnr. Deluxe, Chalet	\$ 700
Rough Plumbing for future 2nd story Half Bath - Mountaineer, Mtnr. Deluxe, Chalet	\$ 560
50 gallon water heater - includes utility light *already included if shown on floor plan	\$ 2,030

KITCHEN

4'-6" Island w/ bar on one side (2 drawers, 1 pendant light, 2 rec.) *already incl. if shown on plan	\$ 3,765
5' Tiered Island - ELITE w/ elevated bar (3 drawers, dbl. trash cans, 4 pull-out shelves, 1 pendant light, 2 rec.)	\$ 6,545
Level 2 Kitchen Cabinetry upgrade (Hickory & Maple - excludes painted)	\$ 1,050 approx.
Level 3 Kitchen Cabinetry upgrade (painted: Black Distressed & Arctic White)	\$ 2,555 approx.
Enhanced Kitchen feature package 20" pantry, appliance garage, sink tip-out trays, under-cabinet lighting	\$ 3,745
Elite Kitchen feature package all Enhanced features plus: staggered height cabinets, refrigerator enclosure, glass door in corner cabinet	\$ 5,810
Enhanced Island feature package trash can pull-out (dbl. trash cans), (4) pull-out shelves	\$ 1,260
Elite Island feature package all Enhanced features plus: paneled island back, decorative counter top braces	\$ 1,765
Pantry Cabinet - 20" (full-height Pine cabinet, 26" deep w/ 2 doors and 4 pull-out shelves)	\$ 2,035
Pantry Cabinet - 30" (full-height Pine cabinet, 26" deep w/ 4 doors and 4 pull-out shelves)	\$ 2,505
Refrigerator Enclosure upgrade (full depth cabinet above w/ solid panels both sides of fridge)	\$ 1,080
Full-height Wall Cabinets upgrade (available only on homes w/ flat ceilings)	\$ 100 p/Ln.ft.
Open Shelving - 2 levels of open kitchen shelving	\$ 280 p/Ln.ft.
Range Hood, recirculating (in place of microwave)	- \$315
Chimney Range Hood, vented out (in place of microwave & over-range cabinet)	- \$145
Microwave Drawer - to be installed in base cabinet	\$ 2,800
Solid Surface (Corian) counter top upgrade	\$ 120 p/sq.ft.
Quartz (Cambria) counter top upgrade	\$ 160 p/sq.ft.
Maple Butcher Block island top upgrade	\$ 85 p/sq.ft.
Walnut Butcher Block island top upgrade	\$ 125 p/sq.ft.
Garbage Disposal - 3/4 hp.	\$ 1,055
Under-cabinet Lighting *included w/ feature packages	\$ 1,175

TILE FLOORING & BACKSPLASH

	BACKSPLASH PER FOOT	FLOORING PER SQ FT
Archaeology - Chaco Canyon (13x13)	\$ 112	\$ 21
Archaeology - Chaco Canyon Mosaic (pinwheel)	\$ 154	\$ 63
American Estates - Saddle (6x36 planks)	\$ 119	\$ 25
Cavatina - Encore (20x20)	\$ 112	\$ 20
Classentino Marble - Palazzo White (12x24)	\$ 126	\$ 31
Haven Point - Candid Heather (4x4 hexagons)	\$ 189	\$ 98
Subway Glossy - White (3x6)	\$ 119	\$ 21
Urban District - Garden (2x8 bricks)	\$ 126	\$ 31
Urban District - Midtown (2x8 bricks)	\$ 126	\$ 31
Zen Flat - Bora Wilderness (pebbles)	\$ 147	\$ 56
Zen Flat - Tahitian Black (pebbles)	\$ 147	\$ 56

*Choose from the above options for shower tile - Tile showers are priced per project

Options

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ELECTRICAL

Dimmer switch upgrade	\$ 50
Discount for elimination of ceiling fan fixture	- \$375
Discount for elimination of light fixture	- \$70
Additional Receptacle in room <i>(if more receptacles are desired than the standard room amount)</i>	\$ 65
Receptacle on dedicated circuit	\$ 310
Floor Receptacle	\$ 210
Phone jack	\$ 105
TV jack	\$ 105
TV jack & Receptacle 5' above floor for wall-mounted TV	\$ 170
Additional Porch Light <i>(wall-mounted or hanging)</i>	\$ 280
Porch Ceiling Light <i>(recessed-style LED)</i>	\$ 210
Prow Lighting <i>(6 recessed-style LED lights in prow roof)</i>	\$ 1,260
Exterior Ceiling Fan (no light)	\$ 530
Exterior Ceiling Fan with light	\$ 740
Floodlight <i>(2-bulb w/ motion sensor)</i>	\$ 380
Additional exterior receptacle <i>(pkgs. include receipts. on front & back of house & at each side door)</i>	\$ 280

HEATING & COOLING

Chimney for wood stove - 6" through-roof flue <i>(height varies with roof type)</i>	see sales assoc.
Corner Wood Stove Prep - stone wall finish/tile floor	\$ 3,850
Linear Electric Fireplace in pine wall <i>(visual flames, auxiliary electric heat)</i>	\$ 1,540
Linear Electric Fireplace w/ stone wall facing <i>(visual flames, auxiliary electric heat)</i>	\$ 3,500
Electric baseboard heat <i>*see special rates for select styles below</i>	\$ 2.80 p/sq.ft.
Electric baseboard heat - Mountaineer Deluxe / Chalet / Alpine	\$ 3.50 p/sq.ft.
Under-tile Floor Heat - electric	see sales assoc.
Chase openings in floor & ceiling (for future HVAC system) <i>+ cost of surrounding walls</i>	\$ 280
Return Air Duct in interior wall (for future HVAC system)	\$ 105 each

Customer Responsibilities for Homes

“What is included in your packages?” This question is one of the most popular ones we get during daily interaction with our customers. We offer a very complete package right from the start, so the answer to that question gets quite lengthy. This includes things like: complete exterior with log siding (protected with exterior sealer), double-pane insulated vinyl windows with shutters, insulated walls and ceilings, knotty pine interior with polyurethane finish, engineered yellow pine floors, full electrical system including panel box, breakers, lights & ceiling fans, bathroom fixtures (even toilet paper & towel holders), solid pine kitchen cabinetry with dovetailed soft-close drawers, etc., etc. Even the shipping costs (within Maine), crane rental, setup costs, and taxes are all included! When a package is this inclusive it is sometimes easier to describe what we are *not* including.

So, what is not included? Even though we try to make a package as complete as we can, there are still a number of things you will be responsible for completing. Some of our customers choose to hire a local dependable general contractor to pull all these details together, while more adventurous folks choose to do the work themselves. See the list of your responsibilities below:

- **Permits**

While our residential structures already include a full set of drawings that has been reviewed to ensure code compliance, the actual acquisition of a building permit and other local building requirements are your responsibility. But since the plans have already had a code review and our portion of the project will be factory-inspected, this process is typically much easier than it is for a site-built structure.

- **Excavation/Driveway**

You will need a local excavator to level the site and dig the hole for the foundation. This same contractor typically installs a driveway & removes trees as well if needed.

- **Foundation**

Our homes require either a crawl space foundation or full basement. Your final plans will include a foundation design with every dimension your contractor needs for construction. It can be constructed of your choice of: cinder blocks, poured concrete, precast walls, or insulated concrete forms (ICF). In addition to a perimeter wall, a row of central supports is required where the two modules come together. This is typically accomplished with steel posts, which require footings below the slab.

- **Well & Septic**

If you do not have an existing water supply or sewer system this can be added before or after the home is installed. Remember that on-site wells and septic systems require permits and approvals from your local code/zoning authority. Most times the excavator you hire to do the grading is also able to install an on-site septic system.

- **Electrical Connection**

A panel box will be factory-installed in your home, but you will be responsible for bringing the power to the panel box. If the panel box is installed inside the home, a conduit will be provided through the floor or exterior wall for this connection. Or, if you are putting your home on a basement, we can temporarily tuck the panel box up under the floor and your electrician can then swing it down onto your basement wall after the home is set.

- **Plumbing Connections**

The plumbing is complete inside the home, but you will be responsible to make the final connections. All of the water lines and drains will come stubbed through the floor below each fixture. After the home is in place, you or your plumber will need to install the final drain and supply lines and connect them to your well and septic.

- **Floor Insulation**

Our standard home packages include spray foam applied to the foundation walls on site, in which case floor insulation is unnecessary. If for some reason you prefer to have the floor insulated, that would be your responsibility after the home is set.

- **Steps**

If your home plan includes a stairway to the basement, those steps are included in the package price. Exterior steps are also included, based on an average height of about 4' above grade. If your site requires a longer run of steps, there may be some additional cost.

- **Roof Gutters & Downspouts**

We recommend installing roof gutters & downspouts. We do not install them to allow narrower shipping widths and to prevent gutter damage during craning of the modules. This must be done by a local contractor.

- **Heating System**

Our packages do not include a heating system, though we do offer the option of electric baseboard heat as well as a through-the-roof wood stove chimney. Virtually any traditional heating system (including central heat & A/C or radiant floor heat) can be installed by a local contractor.

- **Appliances**

We install all the kitchen cabinetry, counter tops, and faucets – but not the appliances (such as the range, refrigerator, and dishwasher). We find that most customers would rather choose these items themselves. The one appliance we do include is either a range hood or over-range microwave, vented to the outside.

- **Furniture & Window Treatments**

And then, of course, there are furniture and window treatments (curtains, blinds, etc.) which are not provided. Decorate your Cozy Cabin with your own unique touch!

If you have any questions on the above items, or you are not sure about something that is not addressed here, please do not hesitate to contact us. We have attempted to list all the most common items, but we realize every situation is different and this list may not include every aspect for your project. We would love to help you understand the process!



1310 Stage Rd (Rt. 2)
Etna, ME 04434

1520 Alfred Rd (Rt. 111)
Lyman, ME 04002

247 Main Rd
Holden, ME 04429

242 Middle Rd (Rt. 9)
Sabattus, ME 04280

158 Lewiston Rd
Gray, ME 04039

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