

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: Prices subject to lumber surcharge;
See salesman for current pricing.
Construction schedule for 2021 is currently full;
New orders being scheduled for 2022.***





Package Explanations

Main Shell

- o Floor constructed of 2x10 joists spaced at 16" o/c with 3/4" 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
- o Roof decked with 5/8" OSB sheathing
- o GAF® lifetime architectural shingles over synthetic roof underlayment w/ ice & water shield at eaves (opt. metal roof)
- o Porch floor consists of 1" composite decking
- o Exterior log siding is 2x8 tongue and groove white pine, with 5-year stain applied
- o Provia® insulated vinyl windows – double-hung/tilt with max efficiency Low-E/Argon/HC glass
- o Provia® insulated fiberglass entry doors with 9-lite glass and Schlage® lever locksets w/ deadbolt

Insulation

- o Walls: R-21 fiberglass insulation
- o Ceiling: R-38 cellulose (closed cell spray foam + fiberglass for Mtnr. Deluxe & Chalet vaulted areas – R-49)
- o Foundation: R-14 closed cell spray foam (2" thick, on interior)

Interior

- o Commercial grade vinyl plank floors (vinyl tile at bathrooms, mud rooms)
- o Walls & ceilings finished in 3/4" tongue & groove knotty-pine boards with 2-coat clear finish
- o Knotty-pine solid wood interior doors (v-groove flat panel) 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 (spot-resistant stainless)
- o Over-range microwave with thru-wall exhaust (black, white or stainless, w/ optional deduct to range hood)
- 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

Bathrooms

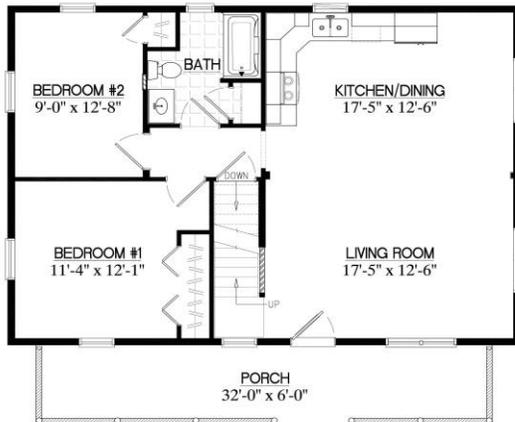
- o All plumbing fixtures (Moen® brand) are installed as dictated by floor plan, including faucets & shower heads
- o Tubs and showers are 1-piece fiberglass units – Biscuit color
- o Solid pine vanity cabinetry with cultured marble 1-piece top/sink – Biscuit color, swirled design
- o Rheem® water heater 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 panel box with breakers 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 **exception: bath fans may be factory-equipped with energy-efficient CFL bulbs*

Mountaineer

2021



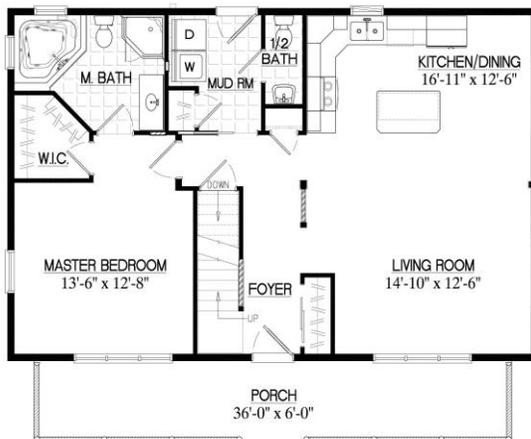
26x36

\$172,040

26MR1302

936 sq.ft. +504 u/f

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



26x40

\$202,160

26MR1303

1,040 sq.ft. +560 u/f

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



26x44

\$205,730

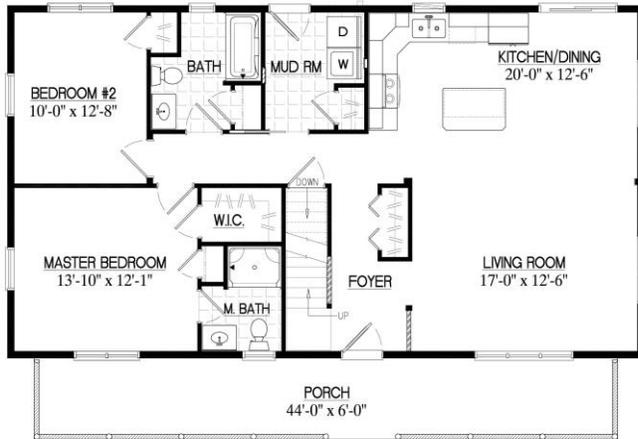
26MR1304

1,144 sq.ft. +616 u/f

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

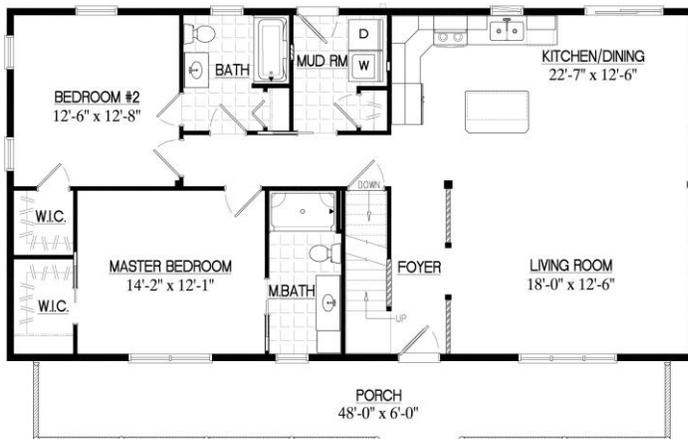
Mountaineer

2021



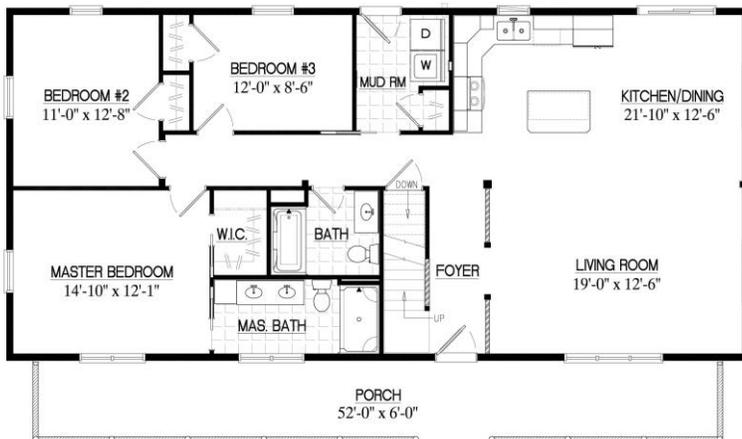
26x48
26MR1305 **\$224,310**
1,248 sq.ft. +672 u/f

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



26x52
26MR1306 **\$232,570**
1,352 sq.ft. +728 u/f

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

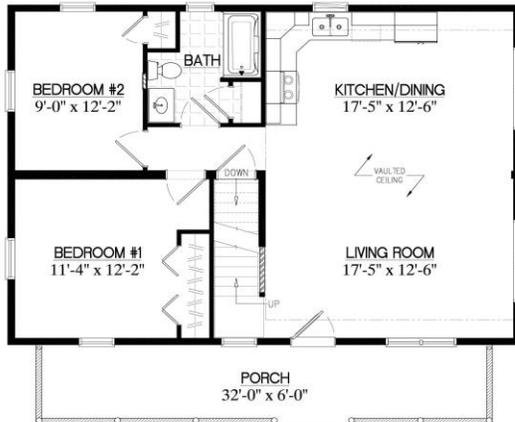


26x56
26MR1309 **\$245,020**
1,456 sq.ft. +784 u/f

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

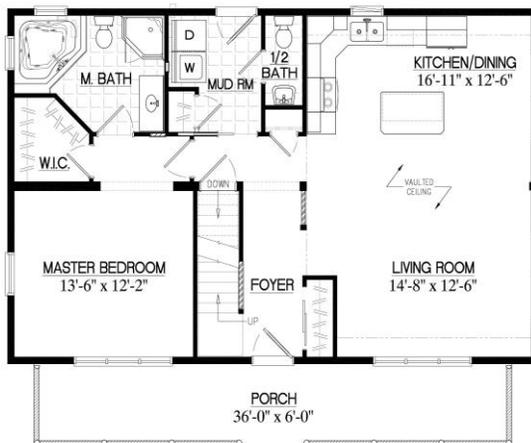
Mountaineer Deluxe

2021



26x36
26MD1402 **\$209,110**
1,029 sq.ft. +141u/f

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



26x40
26MD1403 **\$244,870**
1,141 sq.ft. +200u/f

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

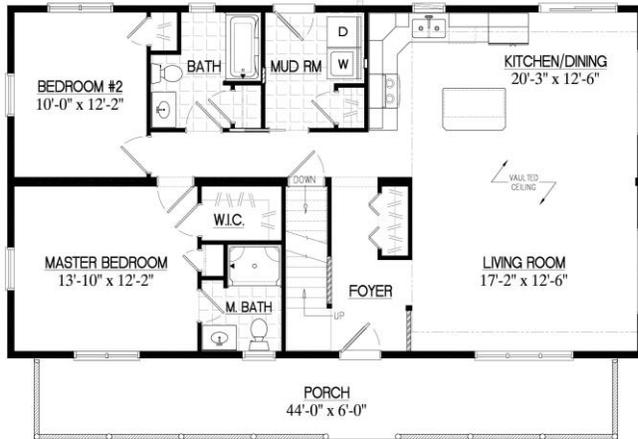


26x44
26MD1404 **\$249,370**
1,284 sq.ft. +217 u/f

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

Mountaineer Deluxe

2021



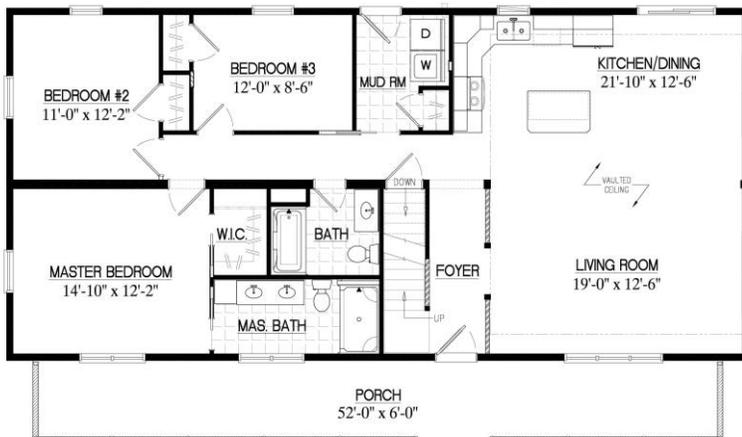
26x48
26MD1405 **\$272,100**
1,368 sq.ft. +294 u/f

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



26x52
26MD1406 **\$281,230**
1,448 sq.ft. +357 u/f

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



26x56
26MD1409 **\$296,960**
1,635 sq.ft. +322 u/f

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

Chalet

2021



26x30
26CH1601

\$198,020
866 sq.ft. +130 u/f

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



26x36
26CH1602

\$216,860
1,031 sq.ft. +204 u/f

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



26x42
26CH1603

\$236,160
1,185 sq.ft. +249 u/f

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

Chalet

2021



26x48
26CH1605

\$264,520

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

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



26x52
26CH1606

\$280,170

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

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



26x56
26CH1607

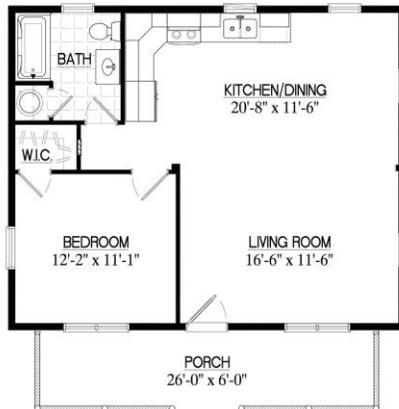
\$291,390

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

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

Musketeer

2021

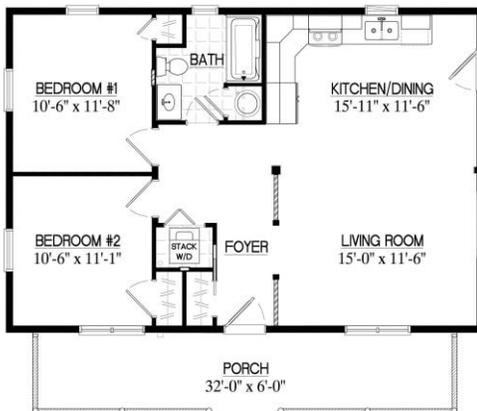


24x30 **\$126,330**
24MK1501 720 sq.ft.

26x30 **\$130,470**
26MK1501 780 sq.ft.

24' wide plan shown - for 26' width see www.mycozycabins.com

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

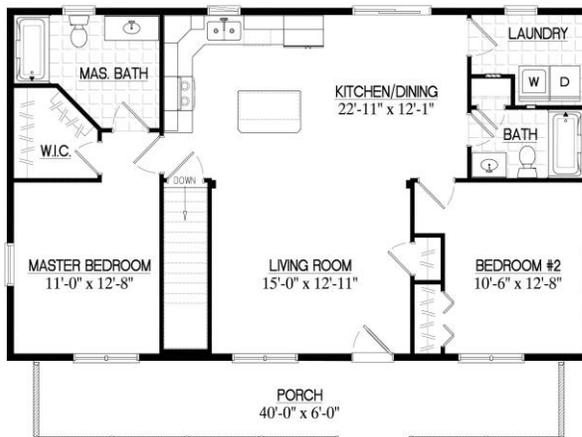


24x36 **\$150,390**
24MK1502 864 sq.ft.

26x36 **\$155,250**
26MK1502 936 sq.ft.

24' wide plan shown - for 26' width see www.mycozycabins.com

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

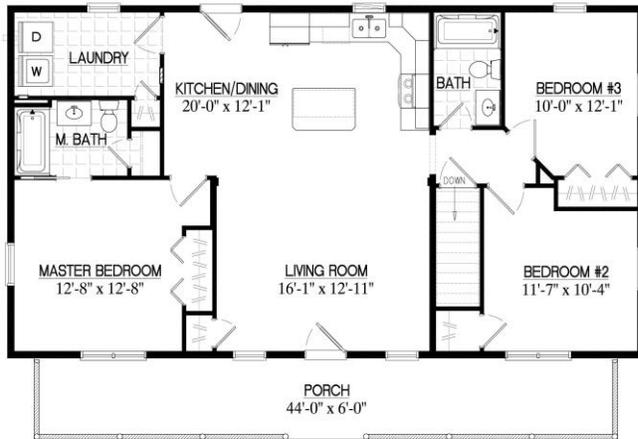


26x44 **\$183,240**
26MK1504 1,144 sq.ft.

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

Musketeer

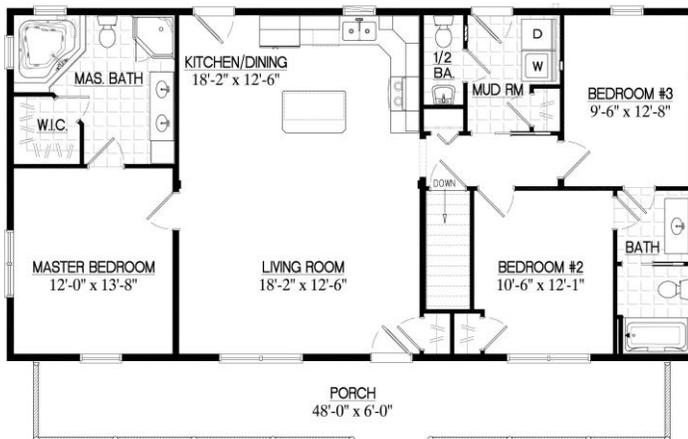
2021



26x48
26MK1505

\$198,300
1,248 sq.ft.

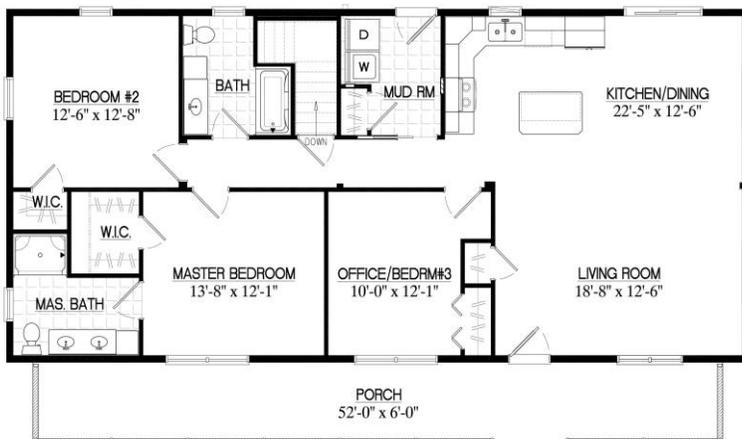
**includes: set-up, crane charges, & taxes*



26x52
26MK1507

\$222,690
1,352 sq.ft.

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



26x56
26MK1508

\$221,510
1,456 sq.ft.

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



24x30
24PR1201 **\$122,550**
720 sq.ft.

26x30
26PR1201 **\$125,820**
780 sq.ft.

24' wide plan shown - for 26' width see www.mycozycabins.com

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



24x36
24PR1202 **\$135,920**
864 sq.ft.

26x36
26PR1202 **\$140,520**
936 sq.ft.

24' wide plan shown - for 26' width see www.mycozycabins.com

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

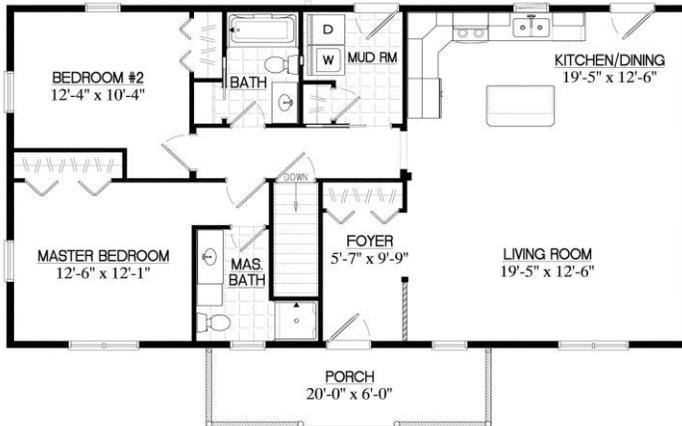


26x42
26PR1204 **\$175,760**
1,092 sq.ft.

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

Pioneer

2021



26x48
26PR1206

\$200,860
1,248 sq.ft.

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



26x52
26PR1207

\$208,170
1,352 sq.ft.

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



26x56
26PR1208

\$213,830
1,456 sq.ft.

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



24x36
24FR601 **\$123,480**
732 sq.ft.

26x36
26FR601 **\$127,280**
804 sq.ft.

24' wide plan shown - for 26' width see www.mycozycabins.com

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



24x40
24FR602 **\$140,130**
828 sq.ft.

26x40
26FR602 **\$144,560**
908 sq.ft.

24' wide plan shown - for 26' width see www.mycozycabins.com

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



24x44
24FR604 **\$162,960**
924 sq.ft.

26x44
26FR604 **\$168,270**
1,012 sq.ft.

24' wide plan shown - for 26' width see www.mycozycabins.com

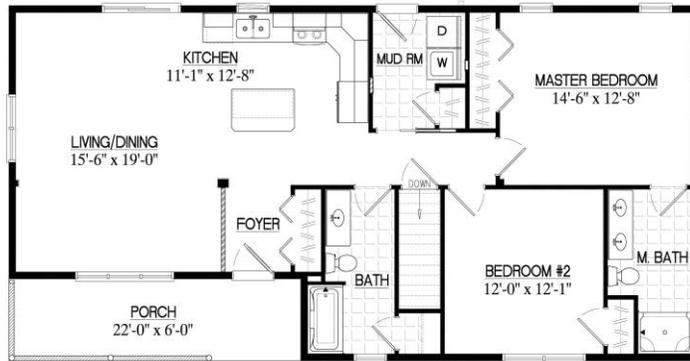
*includes: set-up, crane charges, & taxes



26x48
26FR605

\$175,430
1,116 sq.ft.

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



26x52
26FR606

\$193,480
1,220 sq.ft.

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



26x56
26FR607

\$198,930
1,324 sq.ft.

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

Settler

2021



24x30
24SR401 **\$122,500**
720 sq.ft.

26x30
26SR401 **\$126,540**
780 sq.ft.

24' wide plan shown - for 26' width see www.mycozycabins.com

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



24x36
24SR402 **\$152,070**
864 sq.ft.

26x36
26SR402 **\$156,990**
936 sq.ft.

24' wide plan shown - for 26' width see www.mycozycabins.com

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



26x42
26SR403 **\$178,560**
1,092 sq.ft.

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



26x48 **\$196,750**
 26SR405 1,248 sq.ft.

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



26x52 **\$204,030**
 26SR406 1,352 sq.ft.

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



26x56 **\$215,130**
 26SR407 1,456 sq.ft.

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

Options

2021

CERTIFICATION

State Review Fee (for states other than: ME, CT, DE, MD, NH, NJ, NY, PA, VA, VT, WV)* \$ 2,740
**Note: Most Northeastern states are a possibility for certification*

Certification Delete - Ranch homes (omits paperwork, inspections & state labels) - \$2,605
Certification Delete - Mountaineer, Mtnr. Deluxe, Chalet (omits paperwork, inspections & labels) - \$3,290

EXTERIOR DOORS

Additional insulated entrance door -painted, includes 9-lite glass w/ grids in glass \$ 1,480
15-light (full glass) window in door - grids in glass \$ 130
Oval Decorative Glass window in door \$ 310
Half glass with internal mini blinds - white blinds, no grids \$ 205
Full glass with internal mini blinds - white blinds, no grids \$ 410
Omit glass in entry door - revert to basic 6-panel door - \$170
6' Sliding Glass Patio Door w/ screen \$ 2,135
6' Single-active French Doors w/ screen - painted doors with grids in glass \$ 3,015
6' Double-active French Doors *no screens - painted doors with grids in glass \$ 3,015
Internal Mini Blinds upgrade - sliding patio doors - white blinds, no grids \$ 355
Internal Mini Blinds upgrade - French doors - white blinds, no grids \$ 575
Storm Door with full-height removable glass - color matched with entry door \$ 480

WINDOWS

Additional 30"x48" double-hung window w/ shutters (Low-E / Argon) \$ 535
Additional 38"x60" double-hung egress window w/ shutters (Low-E / Argon) \$ 740
Discount to eliminate window (any size eliminated from standard amount) - \$480 p/window
Upgrade window to casement (crank-out) \$ 135 p/window
Vista Glass Delete (6 trapezoid windows in gable - standard on Mountaineer Deluxe & Chalet) - \$6,915

FLOOR

Caribbean Pine Flooring - engineered wood w/ solid veneer (vs. standard vinyl plank) \$ 3.45 p/sq.ft.
Hickory Tackroom Flooring - engineered wood w/ solid veneer (vs. standard vinyl plank) \$ 5.15 p/sq.ft.

WALLS

Log House Corner upgrade (for realistic solid-log look) \$ 825 p/corner
Log Dormer Corner upgrade (for realistic solid-log look) \$ 410 p/corner
Spray foam + fiberglass wall insulation upgrade (R25) \$ 35 p/Ln.ft.

ROOF

Standing Seam metal roof upgrade see sales assoc.
Attic Truss upgrade - ranch homes (8' flat 1st story ceiling w/ pull-down stairs & full length attic) varies
Prow Roof upgrade - Mtnr. Deluxe (angled gable overhang above vista glass - included on Chalet) \$ 3,990
Snow load stage 2 (61-80 lbs. range) *incl. porch/deck sq. ft. \$ 3.75 p/sq.ft.
Snow load stage 3 (81 lbs. and up - designed to local requirements) *incl. porch/deck sq. ft. \$ 4.80 p/sq.ft.
R-49 ceiling insulation upgrade *not applicable for Mountaineer, Mtnr. Deluxe or Chalet \$ 0.70 p/sq.ft.

DORMERS

6' wide A-Frame Dormer - for Mountaineer, Mtnr. Deluxe, Chalet \$ 6,455 each
8' wide A-Frame Dormer - for Mountaineer, Mtnr. Deluxe, Chalet \$ 7,690 each
8' long Shed Dormer - for Mountaineer, Mtnr. Deluxe, Chalet \$ 7,145 each
Lengthen shed dormer 1' \$ 475 p/Ln.ft.
Interior & Insulation Kit for dormer in vaulted area - Mtnr. Deluxe, Chalet \$ 1,310 p/dormer

PORCH

Porch Stoop - 4x6 A-frame \$ 5,935
Porch Stoop - 4x6 Lean-to \$ 4,775
Screened Porch upgrade (full-height screens behind std. railings - screen door priced separately) \$ 40 p/Ln.ft.
Screen Door \$ 480
PT decking (deduct from standard composite decking) - \$7.00 p/sq.ft.

INTERIOR

Pocket Door upgrade (<i>up to 32" wide</i>)	\$ 135	each
Enlarge Interior Door to 36" wide	\$ 25	each
Enlarge Pocket Door to 36" wide	\$ 25	each
White Ceiling upgrade	\$ 1.00	p/sq.ft.
White Wall upgrade	\$ 9.00	p/Ln.ft.
Pine/White Wall upgrade (<i>vertical knotty pine to chair rail / horizontal white boards above</i>)	\$ 15	p/Ln.ft.
Pine Chair Rail Wall upgrade (<i>vertical knotty pine to chair rail / horizontal knotty pine above</i>)	\$ 9.00	p/Ln.ft.
Loft extension - Mtnr.Deluxe & Chalet (<i>adds to finished area of 2nd story - 8' incl. standard</i>)	\$ 345	p/Ln.ft.

BATHROOM

60" shower stall upgrade (<i>from tub & shower</i>)	\$ 165	
Jacuzzi Tub (<i>2-person corner tub</i>)	\$ 4,245	
Shower Doors		
32"-36" shower (<i>swinging door</i>)	\$ 540	
48" shower (<i>dual sliding doors</i>)	\$ 720	
60" shower (<i>dual sliding doors</i>)	\$ 1,000	
60" tub & shower (<i>dual sliding doors</i>)	\$ 890	
Comfort Height Toilet upgrade	\$ 150	
Linen Tower - 20" (<i>7' high Pine cabinet, 21" deep w/ (2) doors and adjustable shelves</i>)	\$ 890	
Linen Tower - 30" (<i>7' high Pine cabinet, 21" deep w/ (4) doors and adjustable shelves</i>)	\$ 1,245	
Deduct medicine cabinet (<i>revert to wall-mount mirror</i>)	- \$95	
Coppertone Pine vanity - upgrade from standard pine (<i>price varies with size of vanity</i>)	\$ 115	or less
Hickory vanity - upgrade from standard pine (<i>price varies with size of vanity</i>)	\$ 105	or less
Maple vanity upgrade (<i>Autumn Wheat, Maple Graystone, Sweet Basil, Vintage Burgundy</i>)	\$ 145	or less
Maple Painted vanity upgrade (<i>Black Distressed, Arctic White</i>)	\$ 300	or less
Premium Color Vanity Top upgrade - cultured marble (<i>choice of colors</i>)	\$ 105	

LAUNDRY & PLUMBING

Laundry Package (<i>plumbing, dryer vent light & recepts.</i>) *already incl. if washer/dryer are shown on plan	\$ 895	
Rough Plumbing for future 2nd story Full Bath - Mountaineer, Mtnr. Deluxe, Chalet	\$ 550	
Rough Plumbing for future 2nd story Half Bath - Mountaineer, Mtnr. Deluxe, Chalet	\$ 445	
50 gallon water heater - includes utility light *already included if shown on floor plan	\$ 1,235	

KITCHEN

4'-6" Island w/ bar on one side (<i>2 drawers, 1 pendant light, 2 rec.</i>) *already included if shown on floor plan	\$ 2,890	
5' Tiered Island - ELITE w/ elevated bar (<i>3 drawers, dbl. trash cans, 4 pull-out shelves, 1 pendant light, 2 rec.</i>)	\$ 5,270	
Coppertone Pine Kitchen - upgrade from standard pine (<i>price varies with size of kitchen</i>)	\$ 690	approx.
Hickory Kitchen - upgrade from standard pine (<i>price varies with size of kitchen</i>)	\$ 480	approx.
Maple Kitchen upgrade (<i>Autumn Wheat, Maple Graystone, Sweet Basil, Vintage Burgundy</i>)	\$ 735	approx.
Maple Painted Kitchen upgrade (<i>Black Distressed, Arctic White</i>)	\$ 1,875	approx.
Enhanced Kitchen feature package 20" pantry, appliance garage, sink tip-out trays, under-cabinet lighting	\$ 2,850	
Elite Kitchen feature package all Enhanced features plus: staggered height cabinets, refrigerator enclosure, glass door in corner cabinet	\$ 4,365	
Enhanced Island feature package trash can pull-out (dbl. trash cans), (4) pull-out shelves	\$ 1,145	
Elite Island feature package all Enhanced features plus: paneled island back, decorative counter top braces	\$ 1,610	
Pantry Cabinet - 20" (<i>full-height Pine cabinet, 26" deep w/ 2 doors and 4 pull-out shelves</i>)	\$ 1,560	
Pantry Cabinet - 30" (<i>full-height Pine cabinet, 26" deep w/ 4 doors and 4 pull-out shelves</i>)	\$ 1,920	
Refrigerator Enclosure upgrade (<i>from std. cabinet over fridge on corner cabinets</i>)	\$ 795	
Range Hood - in place of microwave	- \$275	
Chimney Range Hood - in place of microwave & over-range cabinet	\$ 15	
Microwave Drawer - to be installed in base cabinet	\$ 2,260	
Solid Surface (Corian) counter top upgrade	\$ 95	p/sq.ft.
Quartz (Cambria) counter top upgrade	\$ 135	p/sq.ft.
Garbage Disposal - 3/4 hp.	\$ 615	
Under-cabinet Lighting *included w/ feature packages	\$ 850	

Options

2021

FAUCETS

Brushed Nickel Bath Faucet (<i>Moen Brantford</i>)	\$	205	p/ fixture
Oil Rubbed Bronze Bath Faucet (<i>Moen Eva</i>)	\$	240	p/ fixture
Oil Rubbed Bronze Kitchen Faucet (<i>Moen Brantford w/ pull-down sprayer</i>)	\$	35	

ELECTRICAL

Additional Porch Wall Light	\$	220	
Porch Ceiling Light (<i>recessed style</i>)	\$	150	
Floodlight	\$	345	
Floor Receptacle	\$	180	
Additional exterior receptacle (<i>pkgs. include receipts. on front & back of house & at each side door</i>)	\$	190	
Phone jack	\$	80	
TV jack	\$	80	
Discount for elimination of ceiling fan fixture		- \$370	
Discount for elimination of light fixture		- \$70	

HEATING & COOLING

Chimney for wood stove - 6" through-roof flue (<i>height varies with roof type</i>)		see sales assoc.	
Electric baseboard heat <i>*see special rates for select styles below</i>	\$	2.00	p/sq.ft.
Electric baseboard heat - Mountaineer Deluxe & Chalet	\$	2.50	p/sq.ft.
Chase opening in floor & ceiling (for future HVAC system)	\$	205	