

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





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 (Plus mileage fee, TBD per site location)

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

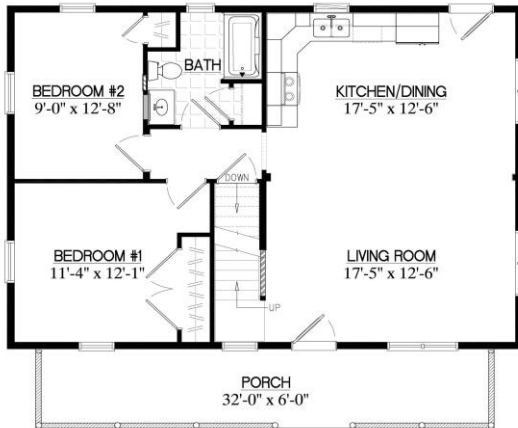
- o All plumbing fixtures (Moen® brand) are installed as dictated by floor plan, including faucets & shower heads
- o Tubs and showers are 1-piece fiberglass units – Biscuit color
- o Solid pine vanity cabinetry with cultured marble 1-piece top/sink – Biscuit color, swirled design
- o Rheem® water heater 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

2024

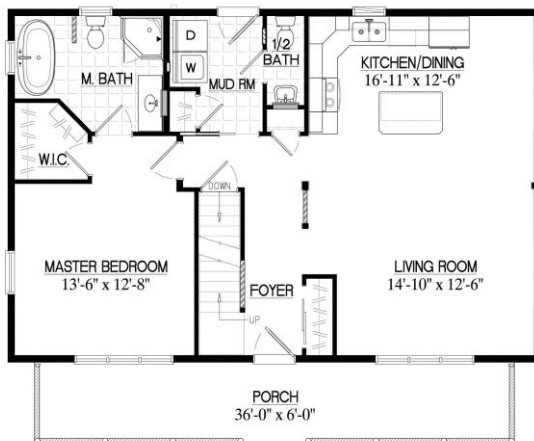


26x36 **\$242,450**
26MR1302 936 sq.ft. +504 u/f

28x36 **\$262,230**
28MR1302 1,008 sq.ft. +576 u/f

26' wide plan shown - for other widths see an associate

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



26x40 **\$279,730**
26MR1303 1,040 sq.ft. +560 u/f

28x40 **\$299,340**
28MR1303 1,120 sq.ft. +640 u/f

30x40 **\$317,330**
30MR1303 1,200 sq.ft. +720 u/f

26' wide plan shown - for other widths see an associate

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



26x44 **\$281,630**
26MR1304 1,144 sq.ft. +616 u/f

28x44 **\$301,350**
28MR1304 1,232 sq.ft. +704 u/f

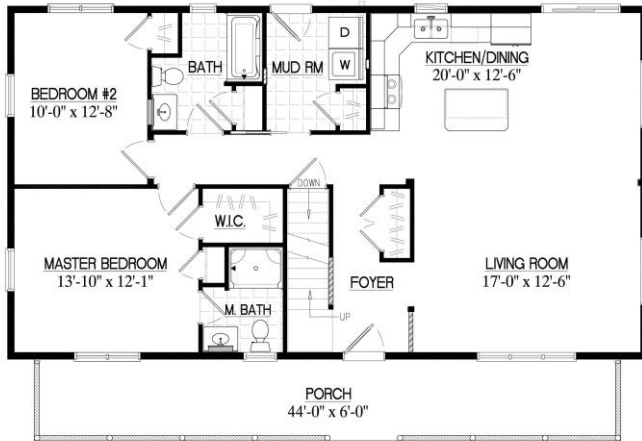
30x44 **\$316,540**
30MR1304 1,320 sq.ft. +792 u/f

26' wide plan shown - for other widths see an associate

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

Mountaineer

2024



26x48 **\$308,140**

26MR1305 1,248 sq.ft. +672 u/f

28x48 **\$328,410**

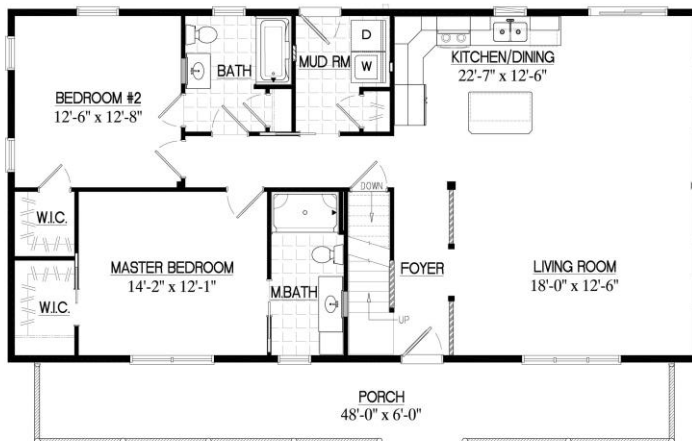
28MR1305 1,344 sq.ft. +768 u/f

30x48 **\$346,190**

30MR1305 1,440 sq.ft. +864 u/f

26' wide plan shown - for other widths see an associate

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



26x52 **\$320,040**

26MR1306 1,352 sq.ft. +728 u/f

28x52 **\$342,830**

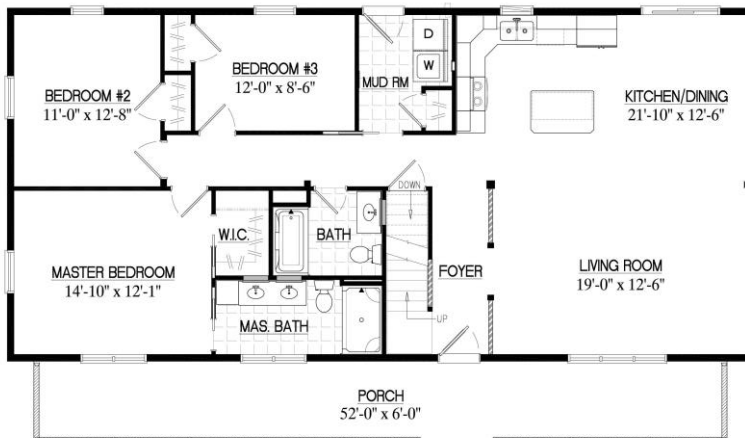
28MR1306 1,456 sq.ft. +832 u/f

30x52 **\$362,600**

30MR1306 1,560 sq.ft. +936 u/f

26' wide plan shown - for other widths see an associate

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



26x56 **\$336,080**

26MR1309 1,456 sq.ft. +784 u/f

28x56 **\$357,900**

28MR1309 1,568 sq.ft. +896 u/f

30x56 **\$377,820**

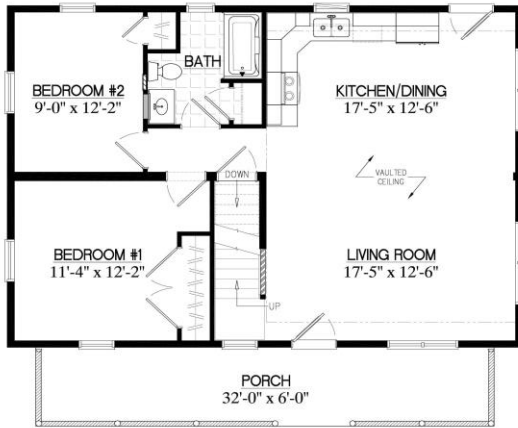
30MR1309 1,680 sq.ft. +1,008 u/f

26' wide plan shown - for other widths see an associate

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

Mountaineer Deluxe

2024



26x36 **\$289,920**
 26MD1402 1,029 sq.ft. +141u/f

28x36 **\$310,210**
 28MD1402 1,107 sq.ft. +162u/f

26' wide plan shown - for other widths see an associate

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



26x40 **\$334,230**
 26MD1403 1,141 sq.ft. +200u/f

28x40 **\$353,120**
 28MD1403 1,226 sq.ft. +232u/f

30x40 **\$373,390**
 30MD1403 1,319 sq.ft. +261u/f

26' wide plan shown - for other widths see an associate

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



26x44 **\$337,470**
 26MD1404 1,284 sq.ft. +217 u/f

28x44 **\$357,190**
 28MD1404 1,381 sq.ft. +248 u/f

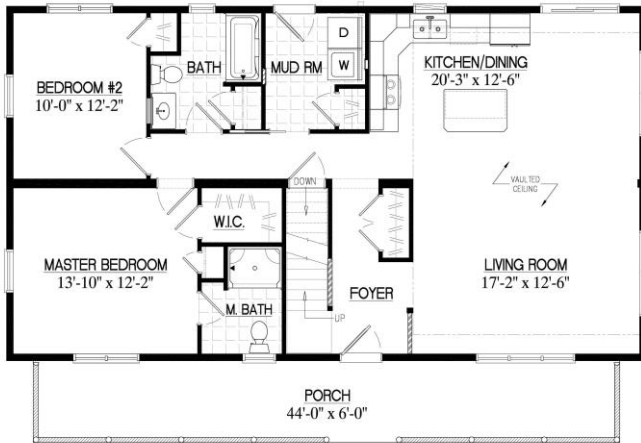
30x44 **\$376,110**
 30MD1404 1,459 sq.ft. +308 u/f

26' wide plan shown - for other widths see an associate

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

Mountaineer Deluxe

2024



26x48 **\$367,940**

26MD1405 1,368 sq.ft. +294 u/f

28x48 **\$386,410**

28MD1405 1,446 sq.ft. +358 u/f

30x48 **\$420,000**

30MD1405 1,555 sq.ft. +403 u/f

26' wide plan shown - for other widths see an associate

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



26x52 **\$380,480**

26MD1406 1,448 sq.ft. +357 u/f

28x52 **\$403,400**

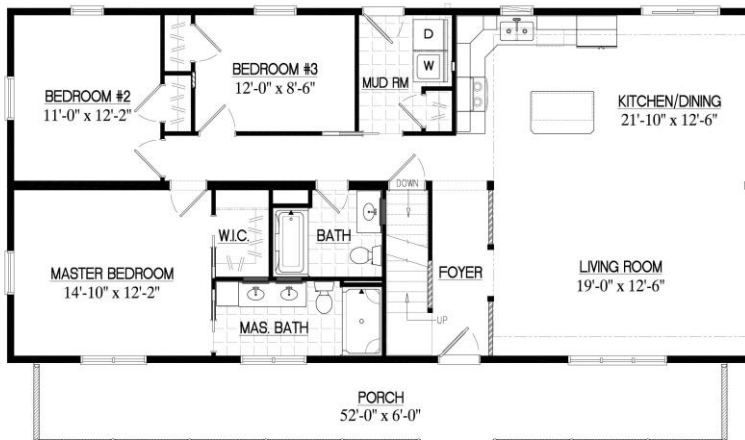
28MD1406 1,558 sq.ft. +408 u/f

30x52 **\$426,760**

30MD1406 1,675 sq.ft. +459 u/f

26' wide plan shown - for other widths see an associate

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



26x56 **\$400,680**

26MD1409 1,635 sq.ft. +322 u/f

28x56 **\$422,620**

28MD1409 1,758 sq.ft. +368 u/f

30x56 **\$446,430**

30MD1409 1,894 sq.ft. +414 u/f

26' wide plan shown - for other widths see an associate

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

Chalet

2024



26x30 **\$270,110**
26CH1601 866 sq.ft. +130 u/f

28x30 **\$291,100**
28CH1601 931 sq.ft. +149 u/f

26' wide plan shown - for other widths see an associate

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



26x36 **\$296,590**
26CH1602 1,031 sq.ft. +204 u/f

28x36 **\$319,000**
28CH1602 1,109 sq.ft. +234 u/f

26' wide plan shown - for other widths see an associate

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



26x42 **\$319,970**
26CH1603 1,185 sq.ft. +249 u/f

28x42 **\$340,310**
28CH1603 1,275 sq.ft. +285 u/f

30x42 **\$362,600**
30CH1603 1,372 sq.ft. +320 u/f

26' wide plan shown - for other widths see an associate

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

Chalet

2024



26x48	\$359,410
26CH1605	1,412 sq.ft. +266 u/f
28x48	\$378,500
28CH1605	1,518 sq.ft. +304 u/f
30x48	\$402,460
30CH1605	1,636 sq.ft. +342 u/f

26' wide plan shown - for other widths see an associate

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



26x52	\$380,000
26CH1606	1,538 sq.ft. +325 u/f
28x52	\$399,030
28CH1606	1,654 sq.ft. +371 u/f
30x52	\$423,530
30CH1606	1,783 sq.ft. +418 u/f

26' wide plan shown - for other widths see an associate

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



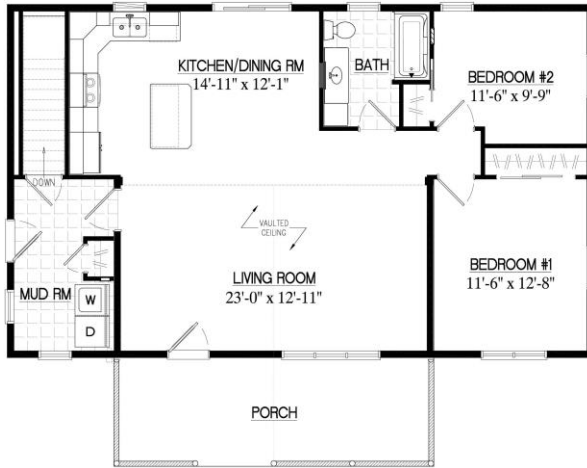
26x56	\$399,760
26CH1607	1,644 sq.ft. +287 u/f
28x56	\$422,590
28CH1607	1,768 sq.ft. +328 u/f
30x56	\$447,240
30CH1607	1,905 sq.ft. +369 u/f

26' wide plan shown - for other widths see an associate

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

Alpine

2024



26x44 **\$293,070**

26AP1702 1,144 sq.ft.

28x44 **\$309,750**

28AP1702 1,232 sq.ft.

30x44 **\$326,600**

30AP1702 1,320 sq.ft.

26' wide plan shown - for other widths see an associate

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



26x48 **\$313,250**

26AP1703 1,248 sq.ft.

28x48 **\$328,390**

28AP1703 1,344 sq.ft.

30x48 **\$345,240**

30AP1703 1,440 sq.ft.

26' wide plan shown - for other widths see an associate

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



26x48 **\$335,970**

26AP1705 1,344 sq.ft.

28x48 **\$353,940**

28AP1705 1,448 sq.ft.

30x48 **\$371,650**

30AP1705 1,552 sq.ft.

26' wide plan shown - for other widths see an associate

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

Alpine

2024



26x52 **\$329,130**

26AP1706 1,352 sq.ft.

28x52 **\$346,010**

28AP1706 1,456 sq.ft.

30x52 **\$362,950**

30AP1706 1,560 sq.ft.

26' wide plan shown - for other widths see an associate

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



26x56 **\$344,500**

26AP1708 1,456 sq.ft.

28x56 **\$359,740**

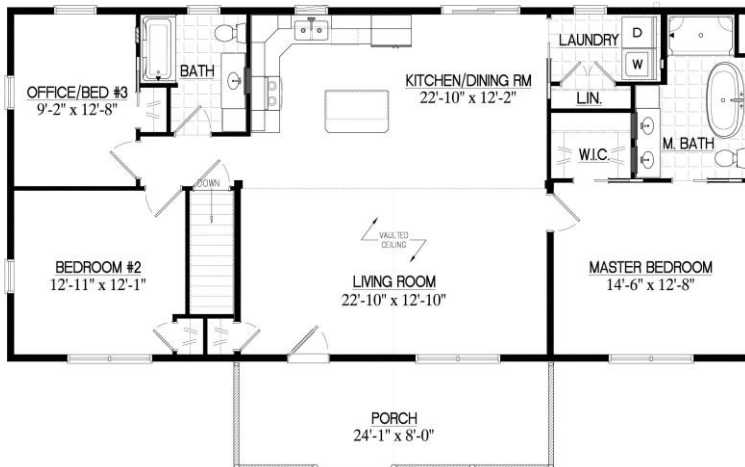
28AP1708 1,568 sq.ft.

30x56 **\$378,610**

30AP1708 1,680 sq.ft.

26' wide plan shown - for other widths see an associate

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



26x56 **\$344,830**

26AP1709 1,456 sq.ft.

28x56 **\$361,580**

28AP1709 1,568 sq.ft.

30x56 **\$379,080**

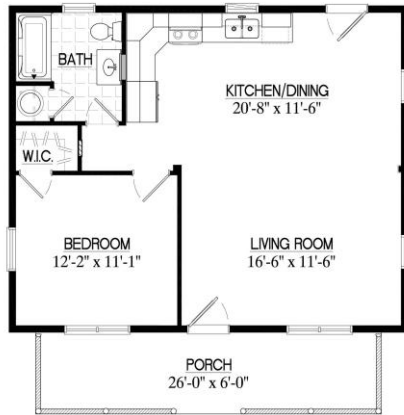
30AP1709 1,680 sq.ft.

26' wide plan shown - for other widths see an associate

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

Musketeer

2024



24x30 **\$184,790**

24MK1501 720 sq.ft.

26x30 **\$188,810**

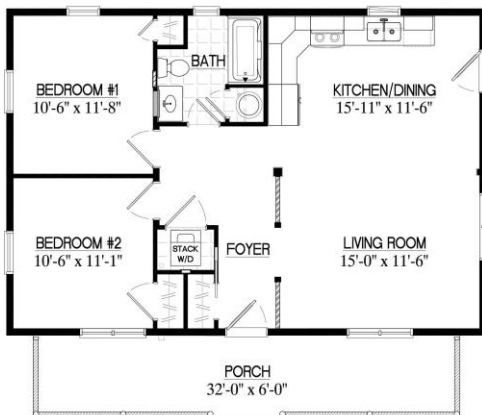
26MK1501 780 sq.ft.

28x30 **\$203,560**

28MK1501 840 sq.ft.

24' wide plan shown - for other widths see an associate

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



24x36 **\$210,270**

24MK1502 864 sq.ft.

26x36 **\$216,270**

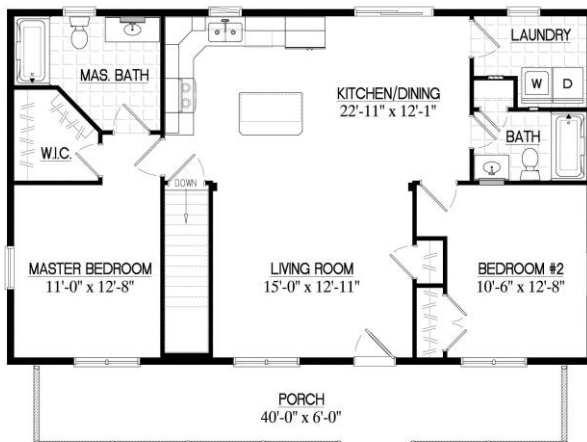
26MK1502 936 sq.ft.

28x36 **\$230,180**

28MK1502 1,008 sq.ft.

24' wide plan shown - for other widths see an associate

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



26x44 **\$251,380**

26MK1504 1,144 sq.ft.

28x44 **\$265,120**

28MK1504 1,232 sq.ft.

30x44 **\$282,230**

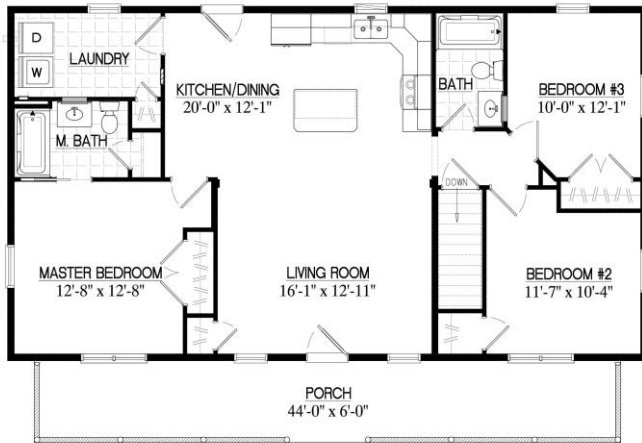
30MK1504 1,320 sq.ft.

26' wide plan shown - for other widths see an associate

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

Musketeer

2024



26x48 **\$274,700**

26MK1505 1,248 sq.ft.

28x48 **\$290,570**

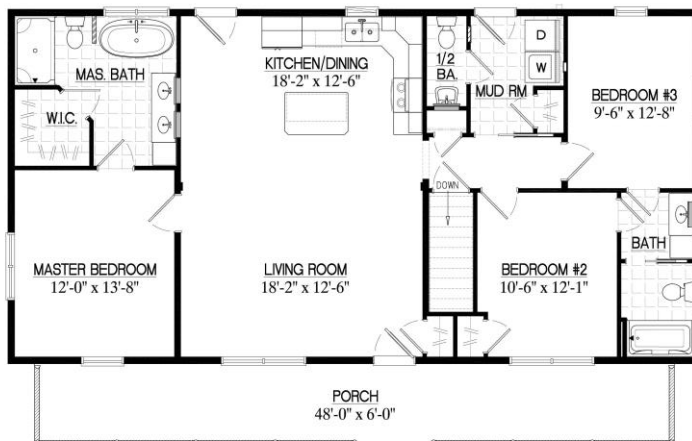
28MK1505 1,344 sq.ft.

30x48 **\$305,730**

30MK1505 1,440 sq.ft.

26' wide plan shown - for other widths see an associate

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



26x52 **\$310,800**

26MK1507 1,352 sq.ft.

28x52 **\$321,750**

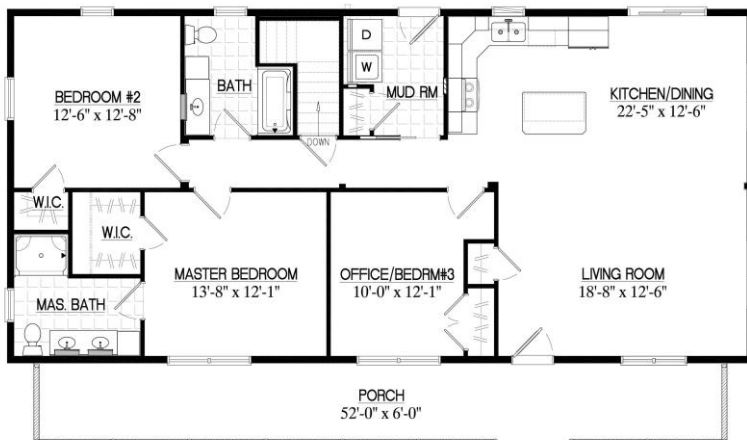
28MK1507 1,456 sq.ft.

30x52 **\$336,530**

30MK1507 1,560 sq.ft.

26' wide plan shown - for other widths see an associate

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



26x56 **\$306,030**

26MK1508 1,456 sq.ft.

28x56 **\$321,250**

28MK1508 1,568 sq.ft.

30x56 **\$337,420**

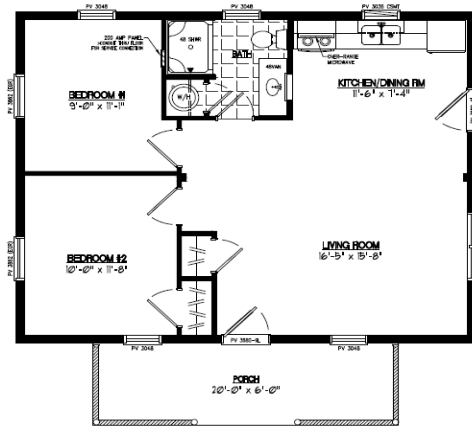
30MK1508 1,680 sq.ft.

26' wide plan shown - for other widths see an associate

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

Pioneer

2024



24x30 **\$183,260**

24PR1201 720 sq.ft.

26x30 **\$187,770**

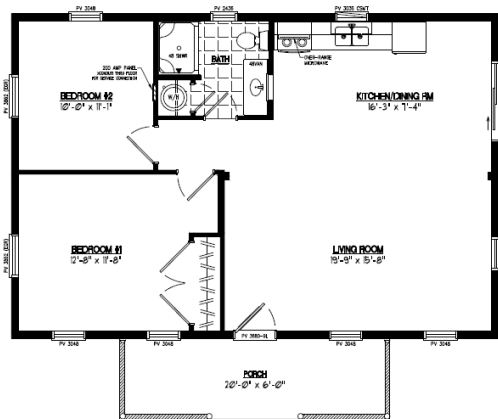
26PR1201 780 sq.ft.

28x30 **\$201,930**

28PR1201 840 sq.ft.

24' wide plan shown - for other widths see an associate

*includes: set-up, crane charges & taxes



24x36 **\$191,850**

24PR1202 864 sq.ft.

26x36 **\$197,410**

26PR1202 936 sq.ft.

28x36 **\$211,160**

28PR1202 1,008 sq.ft.

24' wide plan shown - for other widths see an associate

*includes: set-up, crane charges & taxes



26x42 **\$241,220**

26PR1204 1,092 sq.ft.

28x42 **\$256,020**

28PR1204 1,176 sq.ft.

30x42 **\$271,410**

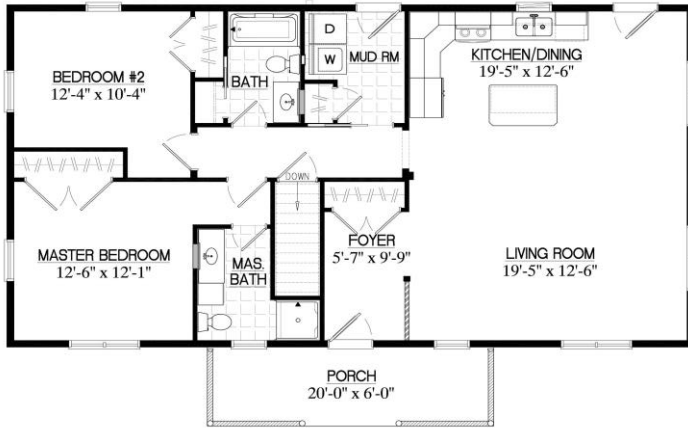
30PR1204 1,260 sq.ft.

26' wide plan shown - for other widths see an associate

*includes: set-up, crane charges & taxes

Pioneer

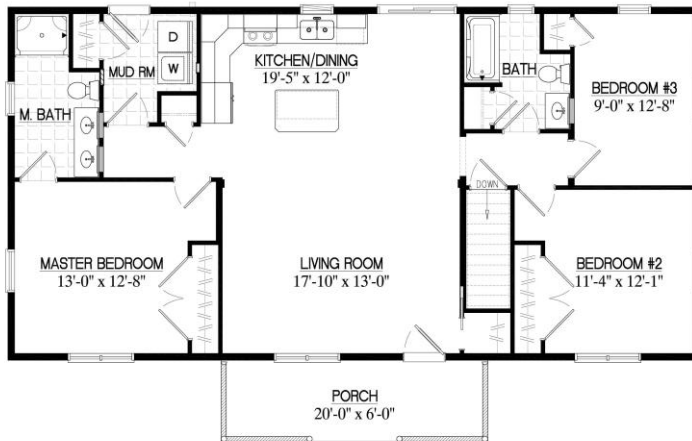
2024



26x48	\$282,520
26PR1206	1,248 sq.ft.
28x48	\$299,070
28PR1206	1,344 sq.ft.
30x48	\$312,830
30PR1206	1,440 sq.ft.

26' wide plan shown - for other widths see an associate

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



26x52	\$287,830
26PR1207	1,352 sq.ft.
28x52	\$303,100
28PR1207	1,456 sq.ft.
30x52	\$320,280
30PR1207	1,560 sq.ft.

26' wide plan shown - for other widths see an associate

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



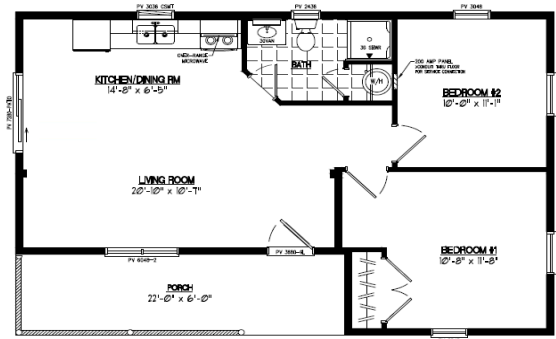
26x56	\$295,490
26PR1208	1,456 sq.ft.
28x56	\$307,690
28PR1208	1,568 sq.ft.
30x56	\$322,910
30PR1208	1,680 sq.ft.

26' wide plan shown - for other widths see an associate

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

Frontier

2024



24x36 **\$173,030**

24FR601 732 sq.ft.

26x36 **\$177,380**

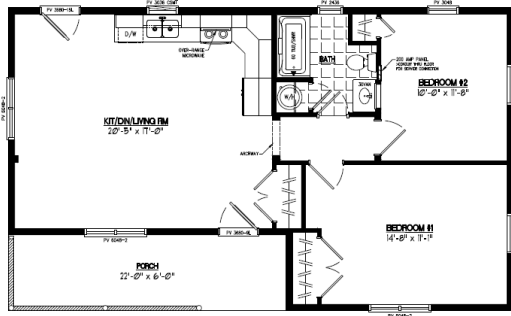
26FR601 804 sq.ft.

28x36 **\$190,250**

28FR601 876 sq.ft.

24' wide plan shown - for other widths see an associate

*includes: set-up, crane charges & taxes



24x40 **\$202,530**

24FR602 828 sq.ft.

26x40 **\$207,800**

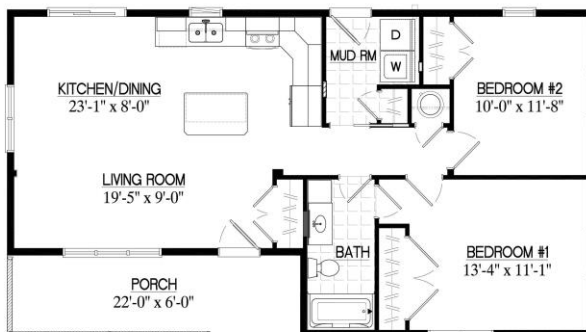
26FR602 908 sq.ft.

28x40 **\$221,010**

28FR602 988 sq.ft.

24' wide plan shown - for other widths see an associate

*includes: set-up, crane charges & taxes



24x44 **\$227,760**

24FR604 924 sq.ft.

26x44 **\$234,060**

26FR604 1,012 sq.ft.

28x44 **\$248,070**

28FR604 1,100 sq.ft.

30x44 **\$262,210**

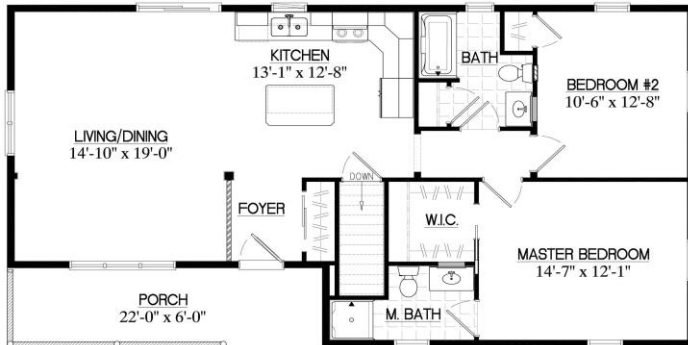
30FR604 1,188 sq.ft.

26' wide plan shown - for other widths see an associate

*includes: set-up, crane charges & taxes

Frontier

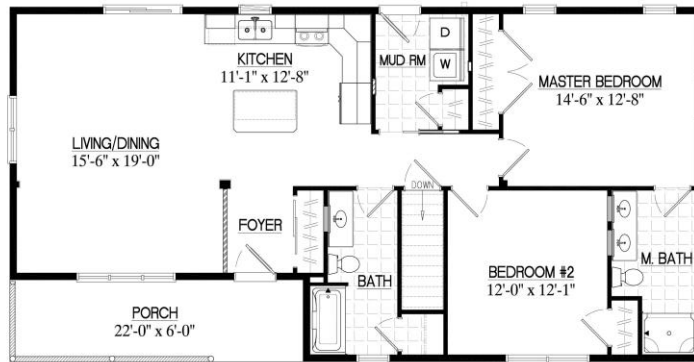
2024



26x48	\$240,250
26FR605	1,116 sq.ft.
28x48	\$254,030
28FR605	1,212 sq.ft.
30x48	\$266,200
30FR605	1,308 sq.ft.

26' wide plan shown - for other widths see an associate

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



26x52	\$266,980
26FR606	1,220 sq.ft.
28x52	\$281,120
28FR606	1,324 sq.ft.
30x52	\$298,560
30FR606	1,428 sq.ft.

26' wide plan shown - for other widths see an associate

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



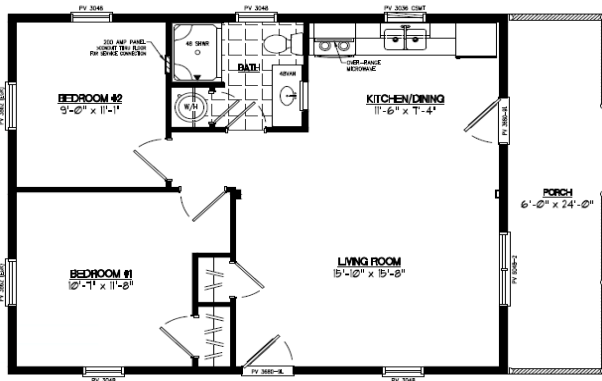
26x56	\$272,350
26FR607	1,324 sq.ft.
28x56	\$288,130
28FR607	1,436 sq.ft.
30x56	\$302,920
30FR607	1,548 sq.ft.

26' wide plan shown - for other widths see an associate

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

Settler

2024



24x30	\$182,650
24SR401	720 sq.ft.
26x30	\$186,800
26SR401	780 sq.ft.
28x30	\$202,460
28SR401	840 sq.ft.

24' wide plan shown - for other widths see an associate

*includes: set-up, crane charges & taxes



24x36	\$209,670
24SR402	864 sq.ft.
26x36	\$215,850
26SR402	936 sq.ft.
28x36	\$230,400
28SR402	1,008 sq.ft.

24' wide plan shown - for other widths see an associate

*includes: set-up, crane charges & taxes



26x42	\$244,670
26SR403	1,092 sq.ft.
28x42	\$259,580
28SR403	1,176 sq.ft.
30x42	\$277,060
30SR403	1,260 sq.ft.

26' wide plan shown - for other widths see an associate

*includes: set-up, crane charges & taxes

Settler

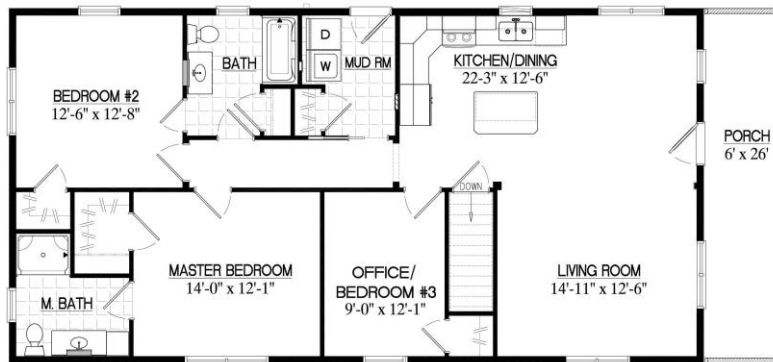
2024



26x48	\$272,500
26SR405	1,248 sq.ft.
28x48	\$288,890
28SR405	1,344 sq.ft.
30x48	\$306,260
30SR405	1,440 sq.ft.

26' wide plan shown - for other widths see an associate

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



26x52	\$281,870
26SR406	1,352 sq.ft.
28x52	\$297,040
28SR406	1,456 sq.ft.
30x52	\$312,980
30SR406	1,560 sq.ft.

26' wide plan shown - for other widths see an associate

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



26x56	\$295,050
26SR407	1,456 sq.ft.
28x56	\$311,810
28SR407	1,568 sq.ft.
30x56	\$328,290
30SR407	1,680 sq.ft.

26' wide plan shown - for other widths see an associate

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

Options

2024

CERTIFICATION

State Review Fee (for states other than: CT, DE, MD, ME, NH, NJ, NY, PA, VA, VT, WV)* \$ 2,800

*Note: Most Northeastern states are a possibility for certification

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 Doors are included as shown on floor plans - use full price for additional doors, or price difference for upgrades

9-lite Standard Entry Door - fiberglass door, painted, includes 9-lite glass w/ grids in glass \$ 2,305

9-lite 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 \$ 2,455

15-lite 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

Sierra Pacific 6' Sliding Patio Door - aluminum exterior / wood interior \$ 6,055

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

Smart Deadbolt upgrade *included with smart packages \$ 455

WINDOWS Windows are included as shown on floor plans

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

Sierra Pacific Window upgrade - aluminum exterior / wood interior (price is approximate) \$ 980 p/window

Sierra Pacific Alpine Vista Glass upgrade - aluminum exterior / wood interior \$ 2,905

Sierra Pacific Deluxe/Chalet Vista Glass upgrade - aluminum exterior / wood interior \$ 1,680

Vista Glass Delete - Alpine (4 trapezoid windows in gable) - \$4,600

Vista Glass Delete - Mtnr. Deluxe & Chalet (6 trapezoid windows in gable) - \$8,450

FLOOR

White Oak Flooring upgrade (upgrade from vinyl plank) \$ 3.50 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) \$ 1,085 p/corner

Log Dormer Corner upgrade (for realistic solid-log look) \$ 590 p/corner

Spray foam + fiberglass wall insulation upgrade (R29) \$ 36 p/Ln.ft.

Sound Deadening Insulation in interior walls \$ 22 p/Ln.ft.

Options

2024

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)	\$ 4,690
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.

DORMERS

6' wide A-Frame Dormer (incl. window) - Mountaineer, Mtnr. Deluxe, Chalet	\$ 9,085 each
8' wide A-Frame Dormer (incl. 2 windows.) - Mountaineer, Mtnr. Deluxe, Chalet	\$ 10,840 each
8' long Shed Dormer (incl. 2 windows) - Mountaineer, Mtnr. Deluxe, Chalet	\$ 11,190 each
Lengthen shed dormer 1'	\$ 640 p/Ln.ft.
Interior Kit for dormer in finished area - Mtnr. Deluxe, Chalet	\$ 1,950 p/dormer

PORCH

Porch Stoop - 4x6 A-frame	\$ 7,750
Porch Stoop - 4x6 Lean-to	\$ 6,420
Screened Porch upgrade (full-height screens behind std. railings - screen door priced separately)	\$ 90 p/Ln.ft.
Screen Door - for screened porches	\$ 555
Additional porches, decks, enlarged porch sizes, etc. are available	priced per job

INTERIOR

Chair Rail upgrade (vertical knotty pine to chair rail / horizontal knotty pine above)	\$ 10 p/Ln.ft.
Stone Accent Wall upgrade	\$ 260 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

BATHROOM

Fiberglass tubs/showers (already included where shown on plan) - shower door is additional (see below)	
Tub & Shower - 60"x32"	\$ 2,135
Jetted Tub & Shower - 60"x32"	\$ 4,200
Jetted Alcove Tub - 60"x36" (no shower) *includes light	\$ 4,410
Shower Stall: 32"-48" x36"	\$ 1,960
Shower Stall: 60"x36"	\$ 2,100
Neo-angle Shower Stall - 38"x38" with glass surround	\$ 4,690
Shower Doors - for fiberglass tubs/showers (obscure glass)	
36" shower (swinging door)	\$ 1,120
48" shower (swinging door)	\$ 1,680
60" shower (dual sliding doors)	\$ 1,820
60" tub & shower (dual sliding doors)	\$ 1,750
Laminate Showers (upgrades: compare to fiberglass price) - incl. barn-door style clear shower door, light	
48"x36" Laminate Shower	\$ 6,790
60"x36" Laminate Shower	\$ 7,420
72"x36" Laminate Shower	\$ 7,980
Flip-down Shower Seat - laminate showers	\$ 770
Niche - laminate showers (recessed 2-shelf cubby - in addition to std. corner shelves)	\$ 385

Options

2024

BATHROOM (continued)

Tile Shower - incl. clear frameless glass door & ceiling light *see color selections in "Tile Flooring & Backsplash" sect.	see sales assoc.
Tiled Niche - tile showers (recessed cubby - in addition to std. corner shelves)	\$ 665
Freestanding Tub - 67"x34" *incl. light	\$ 6,300
Comfort Height Toilet upgrade	\$ 175
Linen Tower - 20" - 7' high x 21" deep cabinet w/ (2) doors	\$ 1,455
Linen Tower - 30" - 7' high x 21" deep cabinet w/ (4) doors	\$ 1,995
Painted Vanity Cabinetry upgrade (Black Distressed & Arctic White)	\$ 265 or less
Premium Color Vanity Top upgrade - cultured marble (choice of colors)	\$ 225 each
Solid Surface or Quartz Vanity Top upgrades	
30" Vanity Top upgrade - solid surface or quartz	\$ 1,260
36" Vanity Top upgrade - solid surface or quartz	\$ 1,400
48" Vanity Top upgrade - solid surface or quartz	\$ 1,680
60" Vanity Top upgrade - solid surface or quartz	\$ 2,065

LAUNDRY & PLUMBING

Laundry Package (plumbing, dryer vent & recepts.) *already incl. if washer/dryer are shown on plan	\$ 840
Under-Floor Dryer Vent upgrade (to be used when dryer is not near exterior wall)	\$ 105
Laundry Tub - wall mounted	\$ 630
Laundry Cabinetry/Sink	priced per job
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	\$ 4,285
5' Tiered Island - ELITE w/ elevated bar (3 drawers, dbl. trash cans, 4 pull-out shelves, 1 pendant light, 2 rec.)	\$ 7,285
Painted Kitchen Cabinetry upgrade (Black Distressed & Arctic White)	\$ 1,710 approx.
Enhanced Kitchen feature package 20" pantry, appliance garage, sink tip-out trays, under-cabinet lighting	\$ 4,060
Elite Kitchen feature package all Enhanced features plus: staggered height cabinets, refrigerator enclosure, glass door in corner cabinet	\$ 6,355
Enhanced Island feature package trash can pull-out (dbl. trash cans), (4) pull-out shelves	\$ 1,325
Elite Island feature package all Enhanced features plus: paneled island back, decorative counter top braces	\$ 1,860
Pantry Cabinet - 20" (7' high x 26" deep cabinet w/ 2 doors and 4 pull-out shelves)	\$ 2,380
Pantry Cabinet - 30" (7' high x 26" deep cabinet w/ 4 doors and 4 pull-out shelves)	\$ 2,925
Refrigerator Enclosure upgrade (full depth cabinet above w/ solid panels both sides of fridge)	\$ 1,245
Full-height Wall Cabinets upgrade (available only on homes w/ flat ceilings)	\$ 1,960 approx.
Open Shelving - 2 levels of open kitchen shelving	\$ 295 p/Ln.ft.
Range Hood (in place of microwave)	- \$285
Chimney Range Hood (in place of microwave & over-range cabinet)	- \$185
Microwave Drawer - to be installed in base cabinet	\$ 2,730
Solid Surface (Corian) counter top upgrade	\$ 115 p/sq.ft.
Quartz (Cambria) counter top upgrade	\$ 170 p/sq.ft.
Maple Butcher Block island top upgrade	\$ 85 p/sq.ft.
Walnut Butcher Block island top upgrade	\$ 125 p/sq.ft.
Single-bowl Kitchen Sink - large (instead of standard double-bowl)	\$ 0
Apron-front Kitchen Sink (instead of standard double-bowl)	\$ 495
Garbage Disposal - 3/4 hp.	\$ 1,055
Under-cabinet Lighting *included w/ feature packages	\$ 1,015

Options

2024

TILE FLOORING & BACKSPLASH	BACKSPLASH PER FOOT	FLOORING PER SQ FT
Archaeology - Chaco Canyon (12x24)	\$ 120	\$ 20
American Estates - Saddle (6x36 planks)	\$ 125	\$ 25
Cavatina - Encore (12x24)	\$ 120	\$ 20
Classentino Marble - Palazzo White (12x24)	\$ 125	\$ 30
Honey Comb Hexagons (2x2 hexagons)	\$ 160	\$ 70
Subway Glossy - White (3x6)	\$ 120	\$ 35
Urban District - Garden (2x8 bricks)	\$ 125	\$ 35
Urban District - Midtown (2x8 bricks)	\$ 125	\$ 35
Zen Flat - Bora Wilderness (pebbles)	\$ 160	\$ 65
Zen Flat - Tahitian Black (pebbles)	\$ 160	\$ 65

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

ELECTRICAL

Whole Home Energy Monitor for panel <i>*included. w/ smart packages</i>	\$ 595
Dimmer switch upgrade	\$ 55
Discount for elimination of ceiling fan fixture	- \$350
Discount for elimination of light fixture	- \$55
Additional Receptacle in room <i>(if more receptacles are desired than the standard room amount)</i>	\$ 65
Receptacle on dedicated circuit	\$ 280
Floor Receptacle	\$ 245
Phone jack	\$ 105
TV jack	\$ 105
TV jack & Receptacle 5' above floor for wall-mounted TV	\$ 170
Doorbell w/ chimes (front door)	\$ 210
Additional doorbell button for secondary door	\$ 70
Smart Doorbell w/ chimes (front door) <i>*incl. w/ some smart packages</i>	\$ 525
Additional Porch Light <i>(wall-mounted or hanging)</i>	\$ 385
Porch Ceiling Light <i>(recessed-style LED)</i>	\$ 190
Prow Lighting <i>(6 recessed-style LED lights in prow roof)</i>	\$ 1,135
Exterior Ceiling Fan (no light)	\$ 545
Exterior Ceiling Fan with light	\$ 740
Floodlight <i>(2-bulb w/ motion sensor)</i>	\$ 405
Smart Floodlight + Camera	\$ 615
Additional exterior receptacle <i>(pkgs. include recepts. on front & back of house & at each side door)</i>	\$ 280

SMART HOME PACKAGES

Smart Essentials <i>(energy monitor in elect. panel, switches for great rm & exterior lighting, front deadbolt)</i>	\$ 1,680
Smart Plus <i>(energy monitor, appliance breakers, great rm/ext. lighting, smoke alarms, deadbolt & doorbell)</i>	\$ 3,360
Smart Full Suite <i>(energy monitor, breakers, switches & fan controls, smoke alarms, deadbolt & doorbell)</i>	\$ 7,000

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.
Smart Heat upgrade <i>(1 smart thermostat in great rm, smart heat breakers) *requires whole home energy monitor</i>	\$ 1,050 p/sq.ft.
Smart Thermostat upgrade for baseboard heat <i>*1 already included w/ smart heat package</i>	\$ 170 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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