

# 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](mailto: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 TimberTech 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 landing w/steps & railings at all other entries

## Insulation

- o Walls: R21 fiberglass insulation
- o Ceiling: R49 cellulose (closed cell spray foam + fiberglass for Mtnr. Deluxe & Chalet – 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

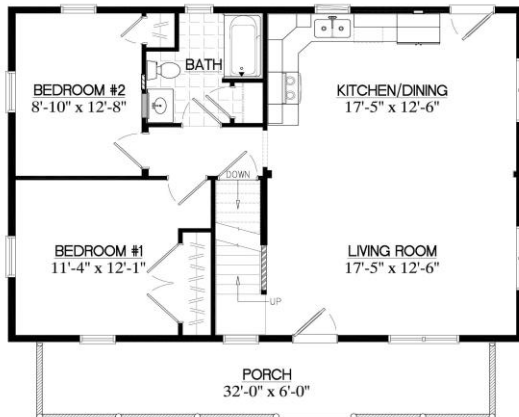
- o All plumbing fixtures are installed as dictated by floor plan, including (Moen® brand) faucets & shower heads
- o Tubs and showers are 1-piece fiberglass units – White
- o Solid pine vanity cabinetry with cultured marble 1-piece top/sink
- o GE® water heater installed where shown on floor plan (all 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

2025



**26x36** **\$248,615**

26MR1302 936 sq.ft. +504 u/f

**28x36** **\$266,695**

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** **\$285,365**

26MR1303 1,040 sq.ft. +560 u/f

**28x40** **\$303,170**

28MR1303 1,120 sq.ft. +640 u/f

**30x40** **\$319,775**

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** **\$288,770**

26MR1304 1,144 sq.ft. +616 u/f

**28x44** **\$306,420**

28MR1304 1,232 sq.ft. +704 u/f

**30x44** **\$320,090**

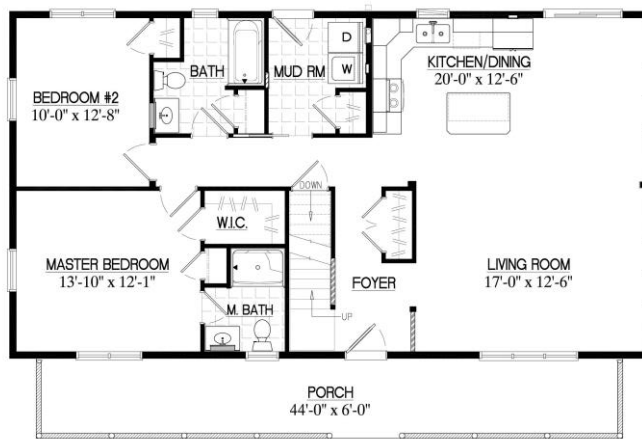
30MR1304 1,320 sq.ft. +792 u/f

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

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

# Mountaineer

2025



**26x48** **\$323,405**

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

**28x48** **\$341,625**

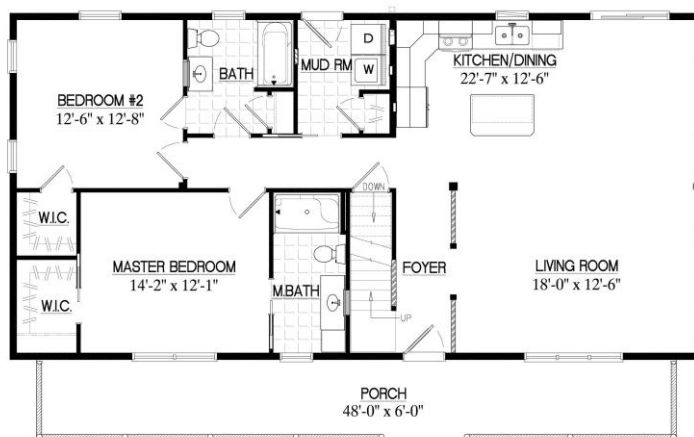
28MR1305 1,344 sq.ft. +768 u/f

**30x48** **\$357,835**

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** **\$335,730**

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

**28x52** **\$356,340**

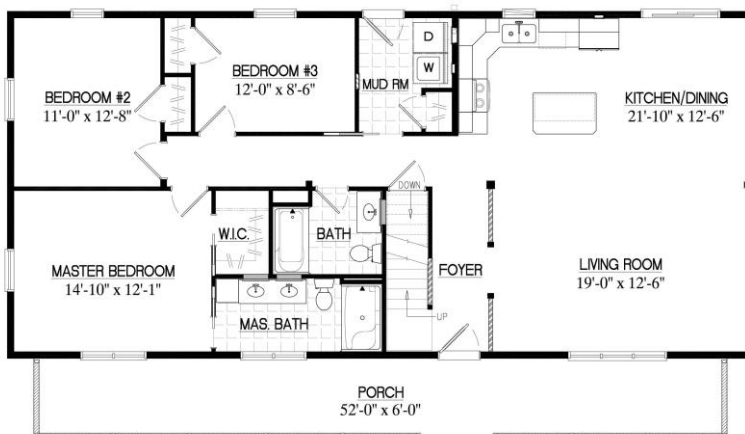
28MR1306 1,456 sq.ft. +832 u/f

**30x52** **\$374,555**

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** **\$352,075**

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

**28x56** **\$371,500**

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

**30x56** **\$389,850**

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

2025



**26x36** **\$295,130**

26MD1402 1,029 sq.ft. +141u/f

**28x36** **\$315,770**

28MD1402 1,107 sq.ft. +162 u/f

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

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



**26x40** **\$338,930**

26MD1403 1,141 sq.ft. +200u/f

**28x40** **\$358,210**

28MD1403 1,226 sq.ft. +232u/f

**30x40** **\$379,270**

30MD1403 1,319 sq.ft. +261 u/f

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

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



**26x44** **\$343,715**

26MD1404 1,284 sq.ft. +217 u/f

**28x44** **\$363,820**

28MD1404 1,381 sq.ft. +248 u/f

**30x44** **\$383,225**

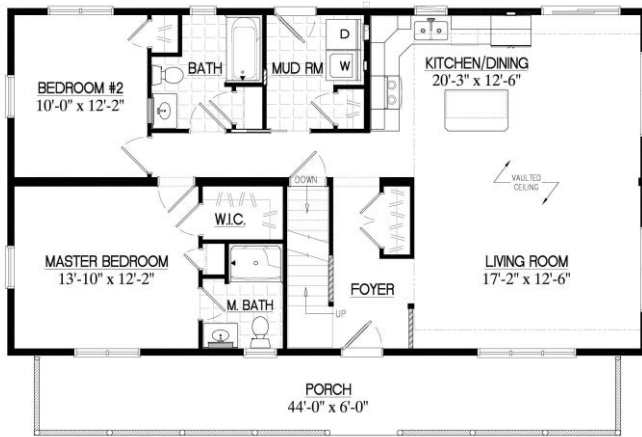
30MD1404 1,459 sq.ft. +308 u/f

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

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

# Mountaineer Deluxe

2025



**26x48** **\$382,265**

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

**28x48** **\$401,260**

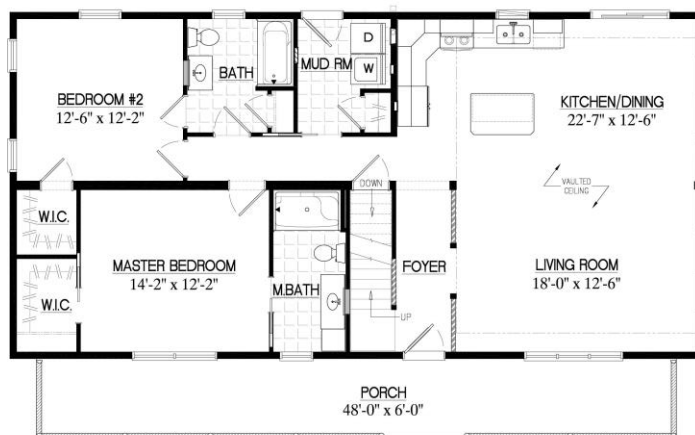
28MD1405 1,446 sq.ft. +358 u/f

**30x48** **\$424,330**

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** **\$395,145**

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

**28x52** **\$418,660**

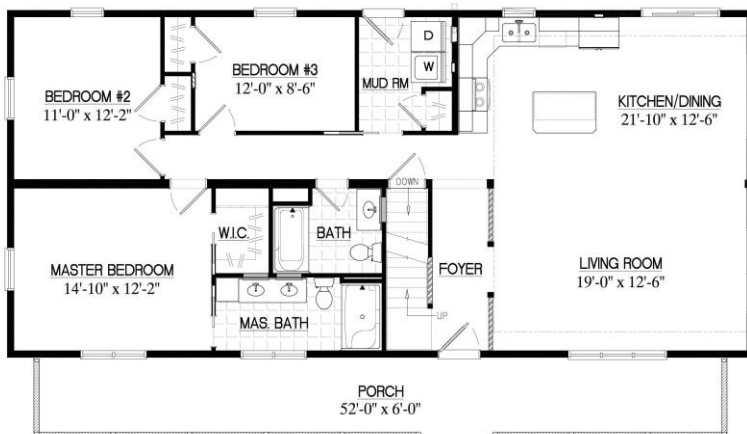
28MD1406 1,558 sq.ft. +408 u/f

**30x52** **\$442,150**

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** **\$415,580**

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

**28x56** **\$438,090**

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

**30x56** **\$461,845**

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

2025



**26x30** **\$275,250**

26CH1601 866 sq.ft. +130 u/f

**28x30** **\$296,845**

28CH1601 931 sq.ft. +149 u/f

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

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



**26x36** **\$302,000**

26CH1602 1,031 sq.ft. +204 u/f

**28x36** **\$325,165**

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** **\$325,730**

26CH1603 1,185 sq.ft. +249 u/f

**28x42** **\$346,560**

28CH1603 1,275 sq.ft. +285u/f

**30x42** **\$362,620**

30CH1603 1,372 sq.ft. +320u/f

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

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

# Chalet

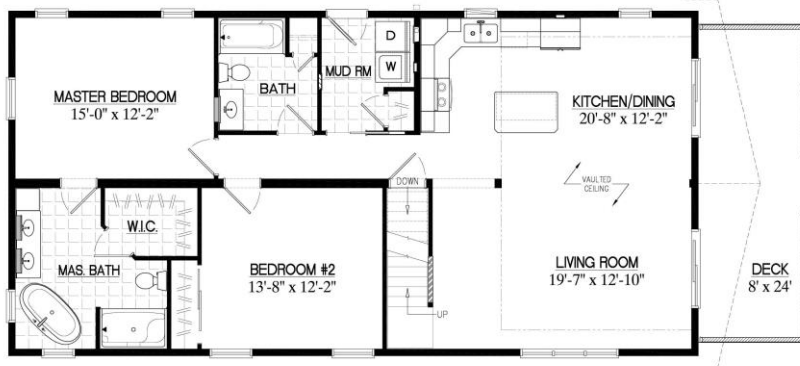
2025



<b>26x48</b>	<b>\$365,865</b>
26CH1605	1,412 sq.ft. +266 u/f
<b>28x48</b>	<b>\$385,460</b>
28CH1605	1,518 sq.ft. +304 u/f
<b>30x48</b>	<b>\$409,590</b>
30CH1605	1,636 sq.ft. +342 u/f

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

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



<b>26x52</b>	<b>\$385,345</b>
26CH1606	1,538 sq.ft. +325 u/f
<b>28x52</b>	<b>\$404,795</b>
28CH1606	1,654 sq.ft. +371 u/f
<b>30x52</b>	<b>\$429,295</b>
30CH1606	1,783 sq.ft. +418 u/f

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

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



<b>26x56</b>	<b>\$407,060</b>
26CH1607	1,644 sq.ft. +287 u/f
<b>28x56</b>	<b>\$430,620</b>
28CH1607	1,768 sq.ft. +328 u/f
<b>30x56</b>	<b>\$455,250</b>
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

2025



**26x44** **\$307,235**

26AP1702 1,144 sq.ft.

**28x44** **\$324,170**

28AP1702 1,232 sq.ft.

**30x44** **\$341,105**

30AP1702 1,320 sq.ft.

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

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



**26x48** **\$327,710**

26AP1703 1,248 sq.ft.

**28x48** **\$342,930**

28AP1703 1,344 sq.ft.

**30x48** **\$359,850**

30AP1703 1,440 sq.ft.

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

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



**26x48** **\$352,225**

26AP1705 1,344 sq.ft.

**28x48** **\$370,155**

28AP1705 1,448 sq.ft.

**30x48** **\$387,610**

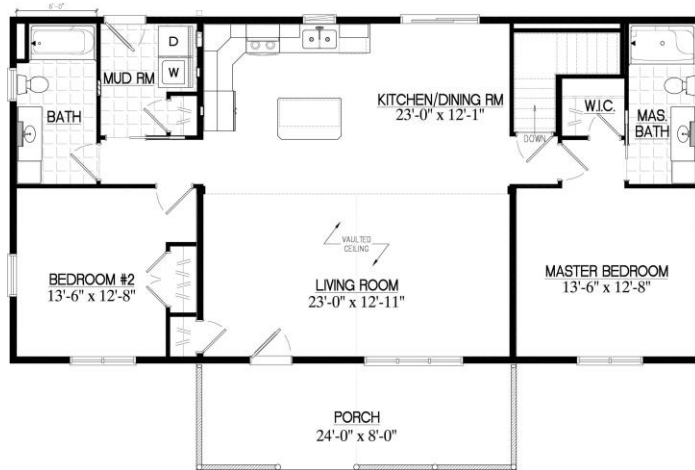
30AP1705 1,552 sq.ft.

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

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

# Alpine

2025



**26x52** **\$343,985**

26AP1706 1,352 sq.ft.

**28x52** **\$361,135**

28AP1706 1,456 sq.ft.

**30x52** **\$378,010**

30AP1706 1,560 sq.ft.

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

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



**26x56** **\$359,925**

26AP1708 1,456 sq.ft.

**28x56** **\$375,325**

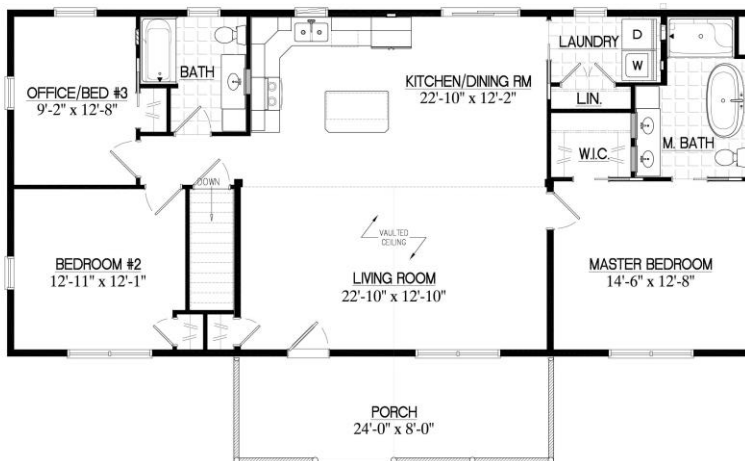
28AP1708 1,568 sq.ft.

**30x56** **\$394,105**

30AP1708 1,680 sq.ft.

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

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



**26x56** **\$358,675**

26AP1709 1,456 sq.ft.

**28x56** **\$375,635**

28AP1709 1,568 sq.ft.

**30x56** **\$393,145**

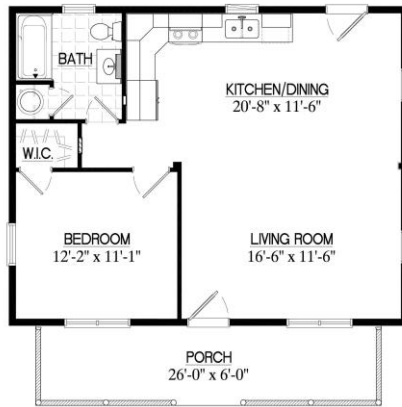
30AP1709 1,680 sq.ft.

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

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

# Musketeer

2025



**24x30** **\$187,915**

24MK1501 720 sq.ft.

**26x30** **\$191,855**

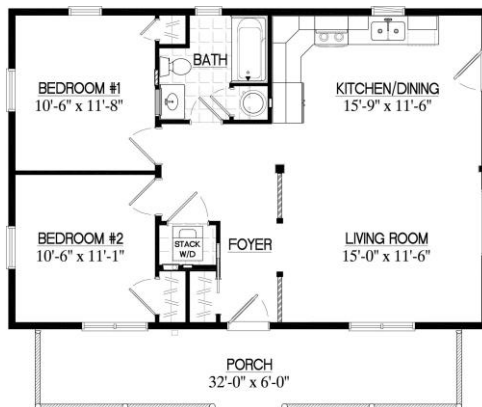
26MK1501 780 sq.ft.

**28x30** **\$206,345**

28MK1501 840 sq.ft.

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

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



**24x36** **\$214,405**

24MK1502 864 sq.ft.

**26x36** **\$219,850**

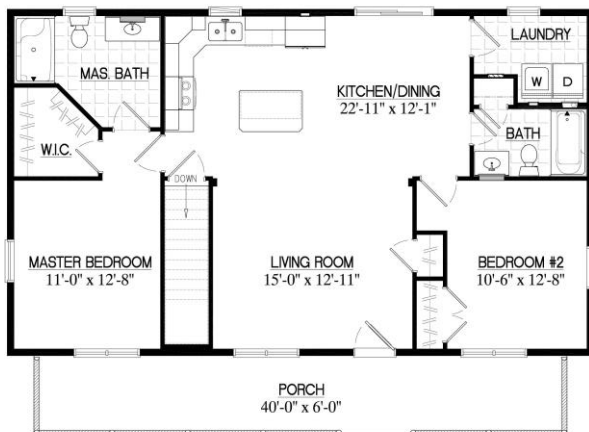
26MK1502 936 sq.ft.

**28x36** **\$233,360**

28MK1502 1,008 sq.ft.

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

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



**26x44** **\$263,935**

26MK1504 1,144 sq.ft.

**28x44** **\$277,140**

28MK1504 1,232 sq.ft.

**30x44** **\$294,130**

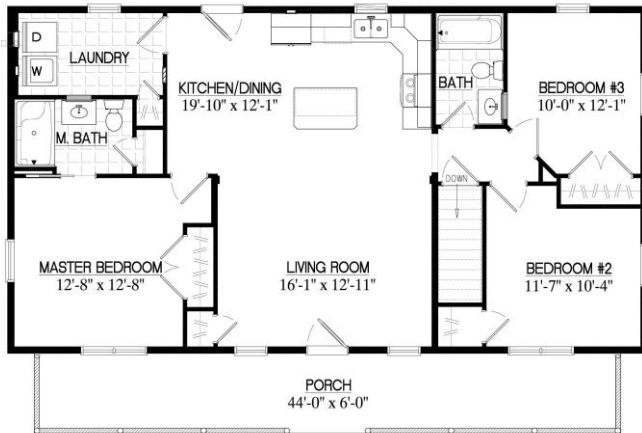
30MK1504 1,320 sq.ft.

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

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

# Musketeer

2025



**26x48** **\$280,140**

26MK1505 1,248 sq.ft.

**28x48** **\$295,520**

28MK1505 1,344 sq.ft.

**30x48** **\$310,355**

30MK1505 1,440 sq.ft.

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

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



**26x52** **\$316,025**

26MK1507 1,352 sq.ft.

**28x52** **\$329,325**

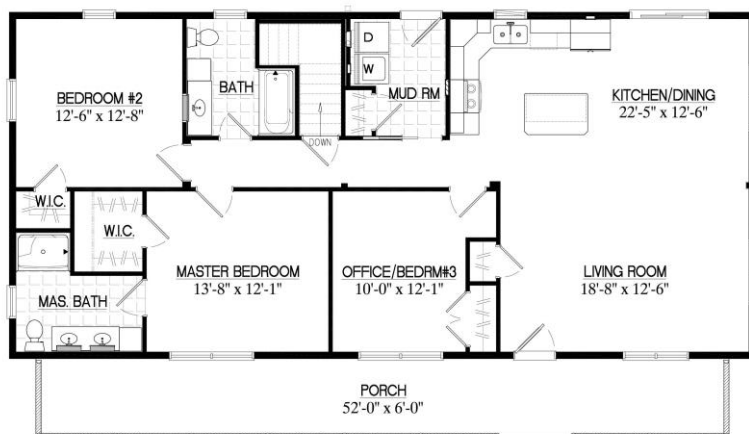
28MK1507 1,456 sq.ft.

**30x52** **\$343,595**

30MK1507 1,560 sq.ft.

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

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



**26x56** **\$319,790**

26MK1508 1,456 sq.ft.

**28x56** **\$334,300**

28MK1508 1,568 sq.ft.

**30x56** **\$349,975**

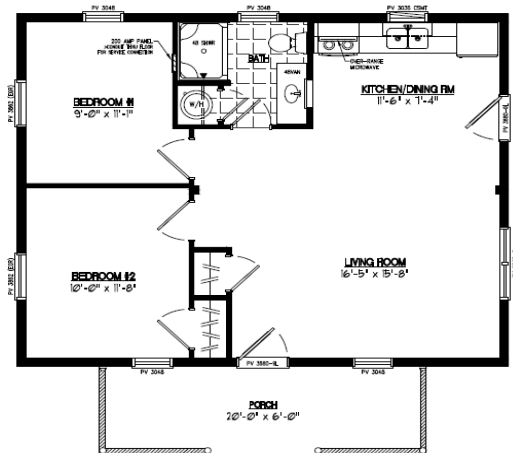
30MK1508 1,680 sq.ft.

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

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

# Pioneer

2025



**24x30** **\$186,245**

24PR1201 720 sq.ft.

**26x30** **\$190,735**

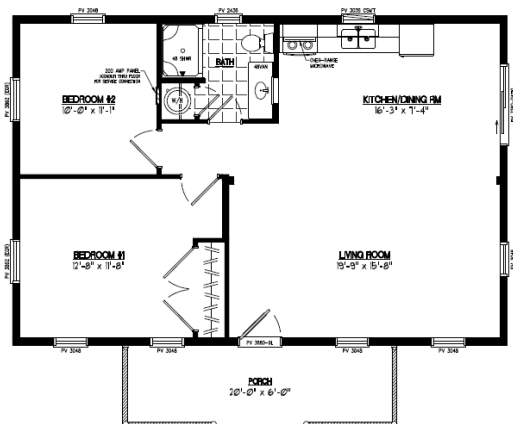
26PR1201 780 sq.ft.

**28x30** **\$204,865**

28PR1201 840 sq.ft.

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

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



**24x36** **\$202,175**

24PR1202 864 sq.ft.

**26x36** **\$207,850**

26PR1202 936 sq.ft.

**28x36** **\$221,550**

28PR1202 1,008 sq.ft.

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

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



**26x42** **\$253,930**

26PR1204 1,092 sq.ft.

**28x42** **\$268,790**

28PR1204 1,176 sq.ft.

**30x42** **\$284,100**

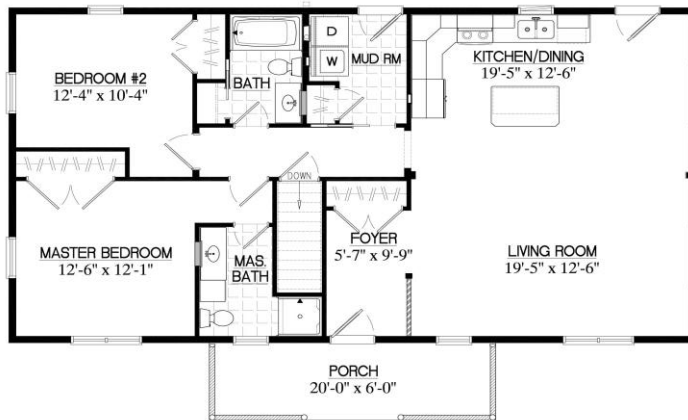
30PR1204 1,260 sq.ft.

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

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

# Pioneer

2025



**26x48** **\$288,720**

26PR1206 1,248 sq.ft.

**28x48** **\$305,420**

28PR1206 1,344 sq.ft.

**30x48** **\$318,950**

30PR1206 1,440 sq.ft.

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

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



**26x52** **\$301,210**

26PR1207 1,352 sq.ft.

**28x52** **\$316,465**

28PR1207 1,456 sq.ft.

**30x52** **\$333,680**

30PR1207 1,560 sq.ft.

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

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



**26x56** **\$301,525**

26PR1208 1,456 sq.ft.

**28x56** **\$313,585**

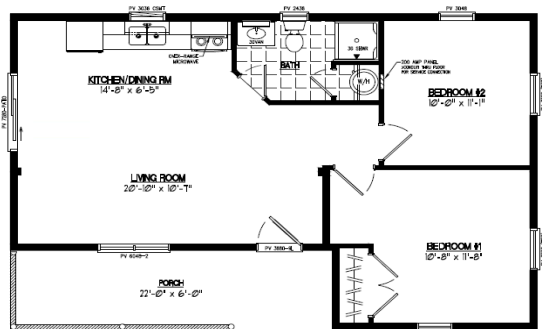
28PR1208 1,568 sq.ft.

**30x56** **\$328,730**

30PR1208 1,680 sq.ft.

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

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



**24x36** **\$182,905**

24FR601 732 sq.ft.

**26x36** **\$187,300**

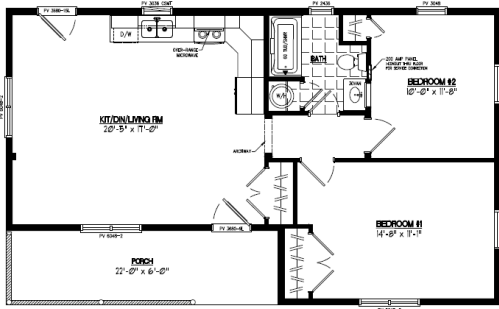
26FR601 804 sq.ft.

**28x36** **\$200,265**

28FR601 876 sq.ft.

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

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



**24x40** **\$205,885**

24FR602 828 sq.ft.

**26x40** **\$211,200**

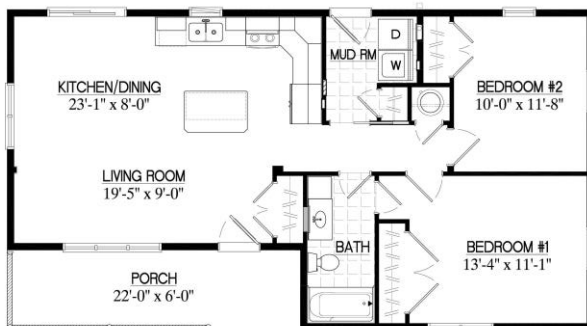
26FR602 908 sq.ft.

**28x40** **\$224,525**

28FR602 988 sq.ft.

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

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



**24x44** **\$239,640**

24FR604 924 sq.ft.

**26x44** **\$246,070**

26FR604 1,012 sq.ft.

**28x44** **\$260,265**

28FR604 1,100 sq.ft.

**30x44** **\$274,205**

30FR604 1,188 sq.ft.

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

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



**26x48** **\$252,265**

26FR605 1,116 sq.ft.

**28x48** **\$266,190**

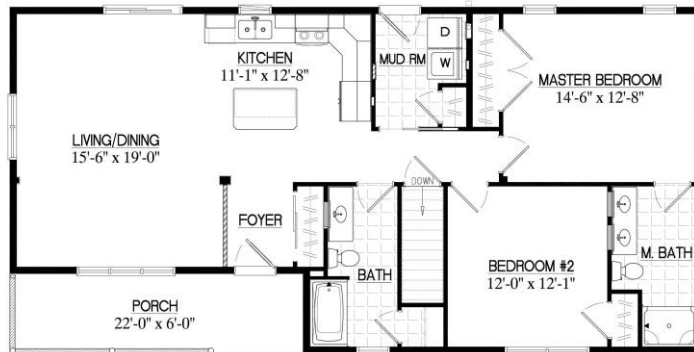
28FR605 1,212 sq.ft.

**30x48** **\$277,930**

30FR605 1,308 sq.ft.

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

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



**26x52** **\$279,995**

26FR606 1,220 sq.ft.

**28x52** **\$294,240**

28FR606 1,324 sq.ft.

**30x52** **\$312,890**

30FR606 1,428 sq.ft.

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

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



**26x56** **\$285,495**

26FR607 1,324 sq.ft.

**28x56** **\$301,465**

28FR607 1,436 sq.ft.

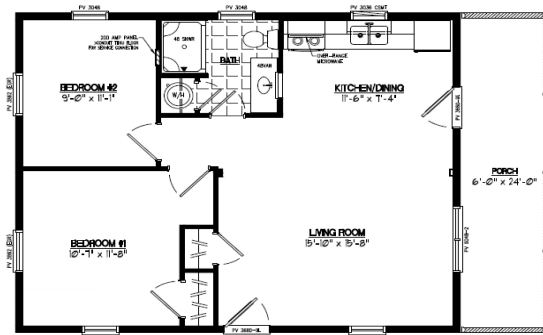
**30x56** **\$317,030**

30FR607 1,548 sq.ft.

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

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





<b>24x30</b>	<b>\$185,530</b>
24SR401	720 sq.ft.
<b>26x30</b>	<b>\$189,555</b>
26SR401	780 sq.ft.
<b>28x30</b>	<b>\$205,355</b>
28SR401	840 sq.ft.

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

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



<b>24x36</b>	<b>\$213,560</b>
24SR402	864 sq.ft.
<b>26x36</b>	<b>\$219,800</b>
26SR402	936 sq.ft.
<b>28x36</b>	<b>\$234,390</b>
28SR402	1,008 sq.ft.

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

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



<b>26x42</b>	<b>\$249,360</b>
26SR403	1,092 sq.ft.
<b>28x42</b>	<b>\$264,300</b>
28SR403	1,176 sq.ft.
<b>30x42</b>	<b>\$282,000</b>
30SR403	1,260 sq.ft.

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

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



**26x48** **\$278,185**

26SR405 1,248 sq.ft.

**28x48** **\$294,550**

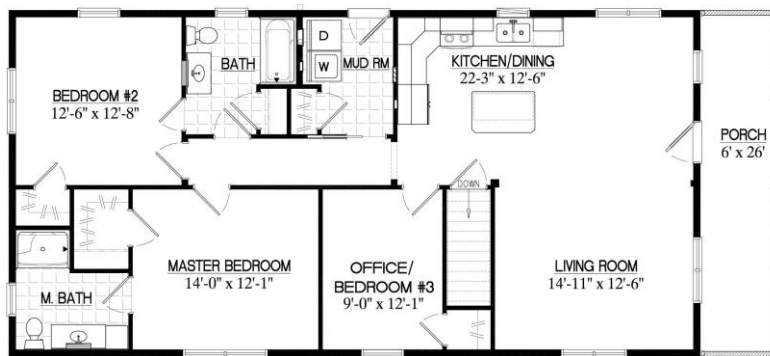
28SR405 1,344 sq.ft.

**30x48** **\$311,785**

30SR405 1,440 sq.ft.

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

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



**26x52** **\$287,670**

26SR406 1,352 sq.ft.

**28x52** **\$302,805**

28SR406 1,456 sq.ft.

**30x52** **\$318,655**

30SR406 1,560 sq.ft.

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

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



**26x56** **\$300,810**

26SR407 1,456 sq.ft.

**28x56** **\$317,555**

28SR407 1,568 sq.ft.

**30x56** **\$333,980**

30SR407 1,680 sq.ft.

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

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