

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 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 at single entry doors not covered by porch roof
- o Porch steps, plus landing w/steps & railings at all other entries

Insulation

- o Walls: R23 fiberglass insulation (R-29 optional)
- 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 w/ choice of color: 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 Adjustable wooden closet shelving - (4) at pantry/linen, (1) w/ clothes rod in BR or coat closet

Kitchen

- o Alder, Maple or Hickory cabinetry with 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 single or double-bowl stainless sink and Moen® faucet with pull-down sprayer
- o Over-range microwave with thru-wall exhaust
- o Island w/ breakfast bar where shown on floor plan
- o Range electrical consists of (1) 240v & (1) 120v receptacle – to power an elect. range or controls on a gas model
- o Water supply for fridge and dedicated fridge receptacle

Bathrooms

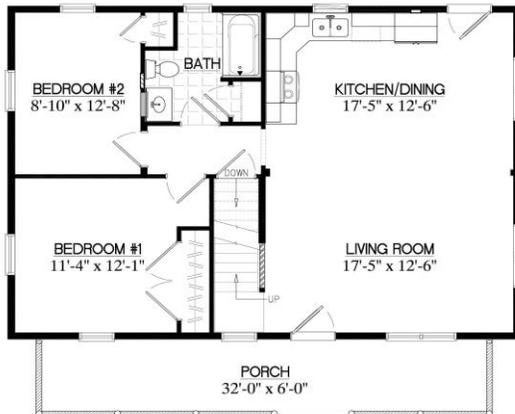
- o All plumbing fixtures are installed as dictated by floor plan, including (Moen® brand) faucets & shower heads
- o Tubs and showers are 1-piece fiberglass units – White
- o Alder, Maple or Hickory vanity cabinetry with cultured marble 1-piece top/sink
- o Exhaust fan/light combination in ceiling, light over sink, and 20 amp GFCI receptacle at sink
- o Medicine cabinet at each 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 (w/ dimmers at most interior lights)

Mountaineer

2026

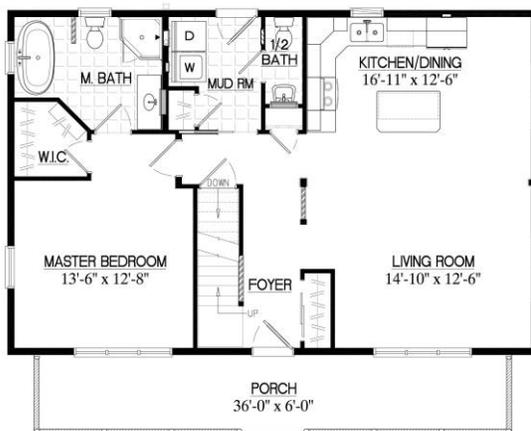


26x36
26MR1302 **\$254,490**
936 sq.ft. +504 u/f

28x36
28MR1302 **\$272,450**
1,008 sq.ft. +576 u/f

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

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



26x40
26MR1303 **\$290,585**
1,040 sq.ft. +560 u/f

28x40
28MR1303 **\$309,010**
1,120 sq.ft. +640 u/f

30x40
30MR1303 **\$324,935**
1,200 sq.ft. +720 u/f

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

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



26x44
26MR1304 **\$295,650**
1,144 sq.ft. +616 u/f

28x44
28MR1304 **\$313,655**
1,232 sq.ft. +704 u/f

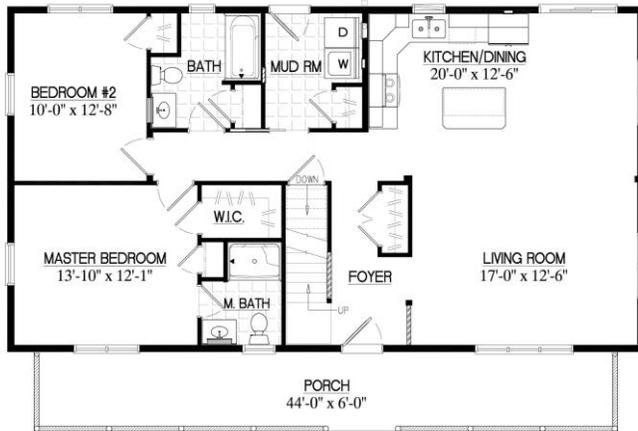
30x44
30MR1304 **\$326,360**
1,320 sq.ft. +792 u/f

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

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

Mountaineer

2026



26x48 **\$330,780**

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

28x48 **\$349,855**

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

30x48 **\$364,525**

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 **\$344,320**

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

28x52 **\$365,520**

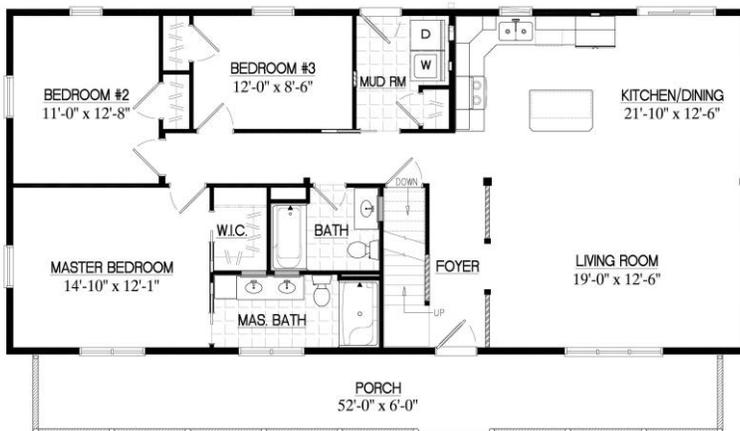
28MR1306 1,456 sq.ft. +832 u/f

30x52 **\$382,535**

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 **\$360,830**

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

28x56 **\$380,690**

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

30x56 **\$397,500**

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

2026



26x36
26MD1402 1,029 sq.ft. +141u/f
\$294,925

28x36
28MD1402 1,107 sq.ft. +162 u/f
\$314,820

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

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



26x40
26MD1403 1,141 sq.ft. +200u/f
\$337,280

28x40
28MD1403 1,226 sq.ft. +232u/f
\$356,375

30x40
30MD1403 1,319 sq.ft. +261 u/f
\$377,020

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

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



26x44
26MD1404 1,284 sq.ft. +217 u/f
\$343,000

28x44
28MD1404 1,381 sq.ft. +248 u/f
\$362,535

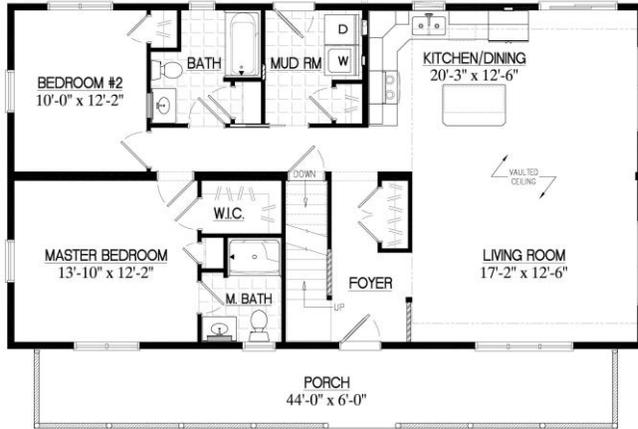
30x44
30MD1404 1,459 sq.ft. +308 u/f
\$381,745

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

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

Mountaineer Deluxe

2026



26x48 **\$380,635**

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

28x48 **\$399,245**

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

30x48 **\$421,825**

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 **\$393,595**

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

28x52 **\$416,500**

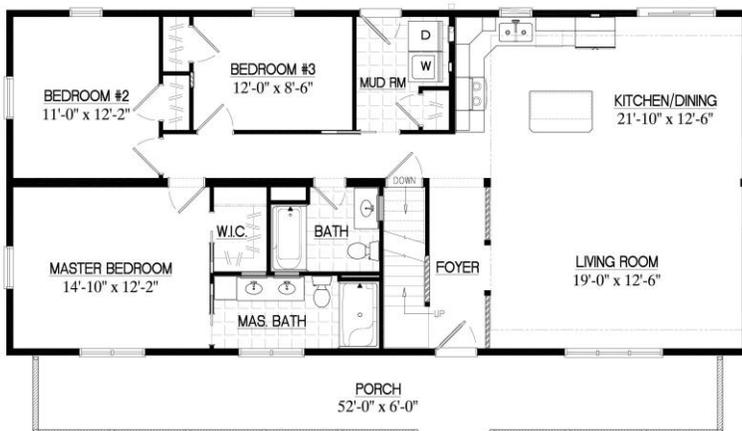
28MD1406 1,558 sq.ft. +408 u/f

30x52 **\$439,520**

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 **\$414,385**

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

28x56 **\$436,100**

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

30x56 **\$459,285**

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

2026



26x30 **\$275,580**
26CH1601 866 sq.ft. +130 u/f

28x30 **\$296,930**
28CH1601 931 sq.ft. +149 u/f

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

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



26x36 **\$299,835**
26CH1602 1,031 sq.ft. +204 u/f

28x36 **\$324,160**
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 **\$323,575**
26CH1603 1,185 sq.ft. +249 u/f

28x42 **\$343,920**
28CH1603 1,275 sq.ft. +285u/f

30x42 **\$366,025**
30CH1603 1,372 sq.ft. +320u/f

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

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

Chalet

2026



26x48	\$362,945
26CH1605	1,412 sq.ft. +266 u/f
28x48	\$383,915
28CH1605	1,518 sq.ft. +304 u/f
30x48	\$407,650
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	\$384,380
26CH1606	1,538 sq.ft. +325 u/f
28x52	\$403,015
28CH1606	1,654 sq.ft. +371 u/f
30x52	\$427,020
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	\$407,010
26CH1607	1,644 sq.ft. +287 u/f
28x56	\$429,600
28CH1607	1,768 sq.ft. +328 u/f
30x56	\$453,680
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

2026



26x44 **\$309,775**

26AP1702 1,144 sq.ft.

28x44 **\$326,655**

28AP1702 1,232 sq.ft.

30x44 **\$343,230**

30AP1702 1,320 sq.ft.

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

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



26x48 **\$331,115**

26AP1703 1,248 sq.ft.

28x48 **\$346,115**

28AP1703 1,344 sq.ft.

30x48 **\$362,530**

30AP1703 1,440 sq.ft.

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

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



26x48 **\$358,045**

26AP1705 1,344 sq.ft.

28x48 **\$375,535**

28AP1705 1,448 sq.ft.

30x48 **\$392,655**

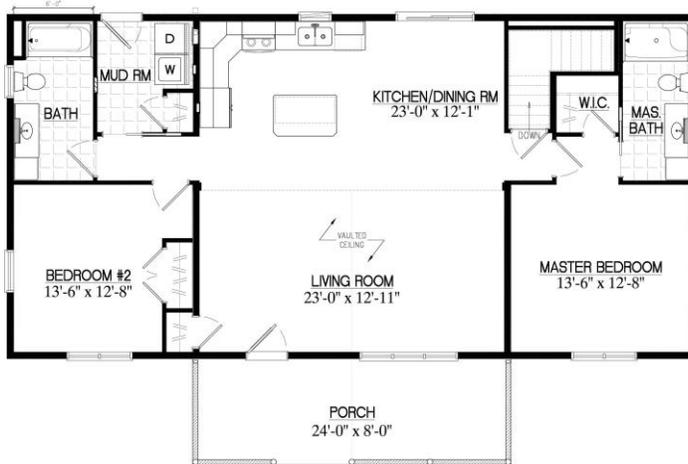
30AP1705 1,552 sq.ft.

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

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

Alpine

2026



26x52 **\$348,325**

26AP1706 1,352 sq.ft.

28x52 **\$365,405**

28AP1706 1,456 sq.ft.

30x52 **\$381,920**

30AP1706 1,560 sq.ft.

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

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



26x56 **\$364,390**

26AP1708 1,456 sq.ft.

28x56 **\$379,450**

28AP1708 1,568 sq.ft.

30x56 **\$398,120**

30AP1708 1,680 sq.ft.

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

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



26x56 **\$361,880**

26AP1709 1,456 sq.ft.

28x56 **\$379,255**

28AP1709 1,568 sq.ft.

30x56 **\$396,465**

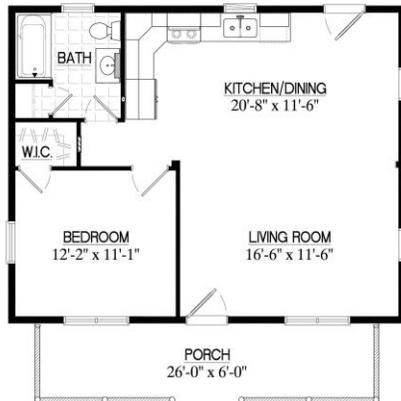
30AP1709 1,680 sq.ft.

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

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

Musketeer

2026



24x30 **\$191,110**

24MK1501 720 sq.ft.

26x30 **\$195,085**

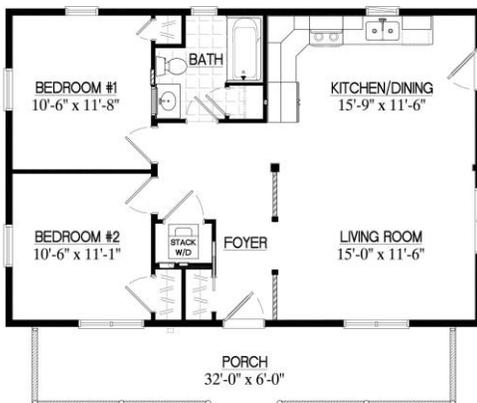
26MK1501 780 sq.ft.

28x30 **\$209,625**

28MK1501 840 sq.ft.

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

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



24x36 **\$217,370**

24MK1502 864 sq.ft.

26x36 **\$223,390**

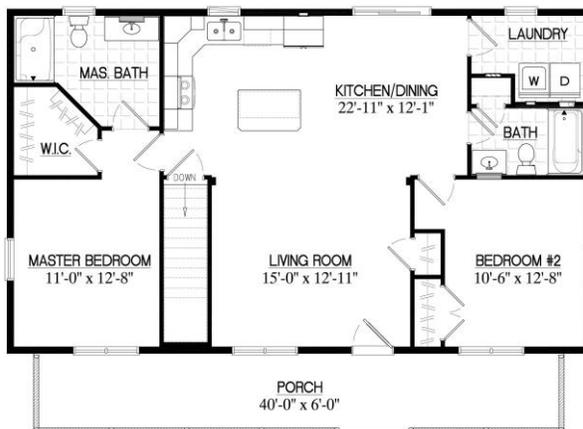
26MK1502 936 sq.ft.

28x36 **\$236,900**

28MK1502 1,008 sq.ft.

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

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



26x44 **\$270,240**

26MK1504 1,144 sq.ft.

28x44 **\$283,480**

28MK1504 1,232 sq.ft.

30x44 **\$300,490**

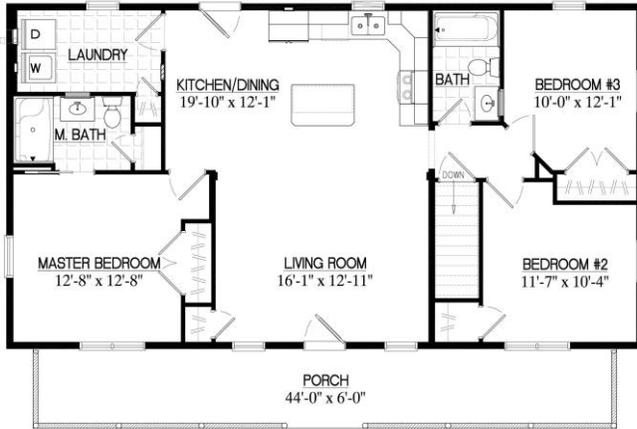
30MK1504 1,320 sq.ft.

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

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

Musketeer

2026



26x48 **\$285,615**

26MK1505 1,248 sq.ft.

28x48 **\$299,970**

28MK1505 1,344 sq.ft.

30x48 **\$314,915**

30MK1505 1,440 sq.ft.

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

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



26x52 **\$324,025**

26MK1507 1,352 sq.ft.

28x52 **\$340,020**

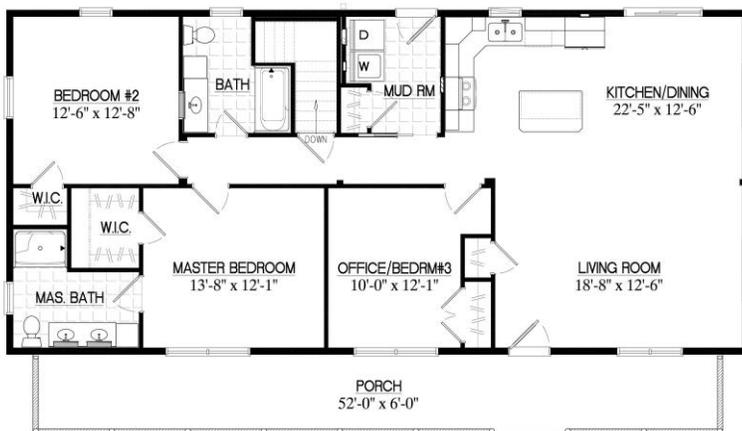
28MK1507 1,456 sq.ft.

30x52 **\$354,235**

30MK1507 1,560 sq.ft.

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

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



26x56 **\$328,160**

26MK1508 1,456 sq.ft.

28x56 **\$342,710**

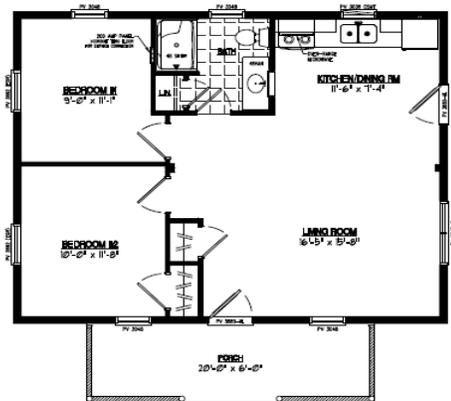
28MK1508 1,568 sq.ft.

30x56 **\$358,275**

30MK1508 1,680 sq.ft.

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

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



24x30	\$189,470
24PR1201	720 sq.ft.
26x30	\$194,045
26PR1201	780 sq.ft.
28x30	\$208,160
28PR1201	840 sq.ft.

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

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



24x36	\$205,030
24PR1202	864 sq.ft.
26x36	\$210,685
26PR1202	936 sq.ft.
28x36	\$224,440
28PR1202	1,008 sq.ft.

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

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



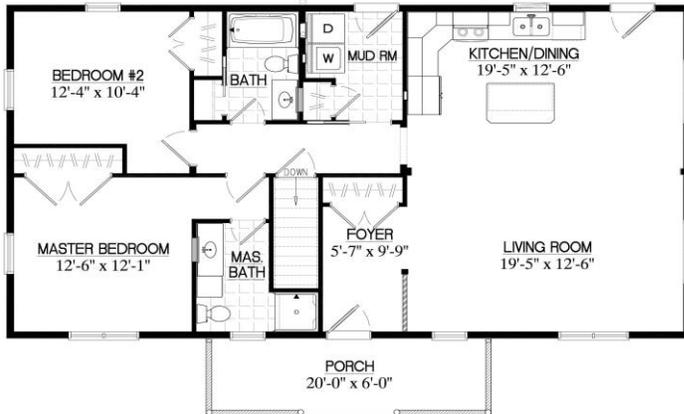
26x42	\$258,600
26PR1204	1,092 sq.ft.
28x42	\$273,880
28PR1204	1,176 sq.ft.
30x42	\$289,250
30PR1204	1,260 sq.ft.

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

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

Pioneer

2026



26x48 **\$296,435**

26PR1206 1,248 sq.ft.

28x48 **\$313,545**

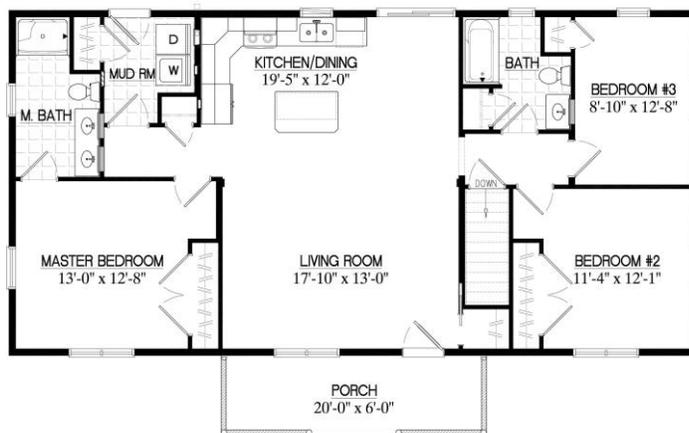
28PR1206 1,344 sq.ft.

30x48 **\$327,125**

30PR1206 1,440 sq.ft.

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

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



26x52 **\$309,635**

26PR1207 1,352 sq.ft.

28x52 **\$324,945**

28PR1207 1,456 sq.ft.

30x52 **\$342,205**

30PR1207 1,560 sq.ft.

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

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



26x56 **\$309,700**

26PR1208 1,456 sq.ft.

28x56 **\$321,835**

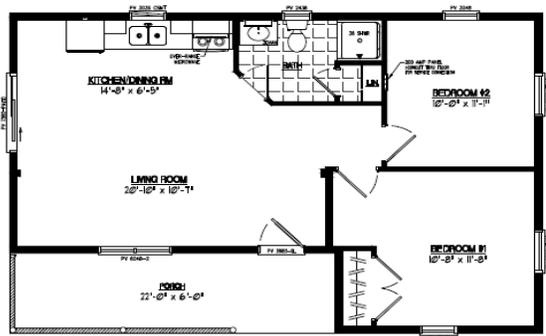
28PR1208 1,568 sq.ft.

30x56 **\$336,920**

30PR1208 1,680 sq.ft.

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

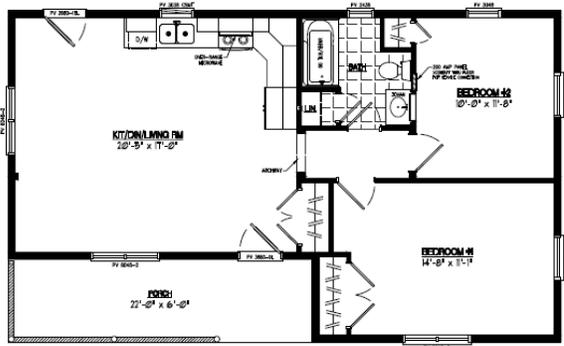
*includes: set-up, crane charges, & taxes



24x36	\$186,915
24FR601	732 sq.ft.
26x36	\$191,475
26FR601	804 sq.ft.
28x36	\$204,240
28FR601	876 sq.ft.

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

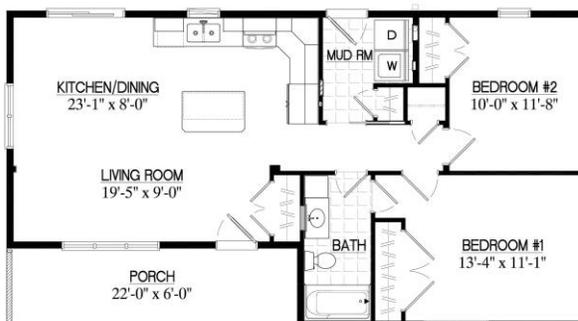
*includes: set-up, crane charges, & taxes



24x40	\$210,525
24FR602	828 sq.ft.
26x40	\$215,945
26FR602	908 sq.ft.
28x40	\$229,265
28FR602	988 sq.ft.

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

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



24x44	\$245,685
24FR604	924 sq.ft.
26x44	\$252,350
26FR604	1,012 sq.ft.
28x44	\$266,690
28FR604	1,100 sq.ft.
30x44	\$280,805
30FR604	1,188 sq.ft.

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

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

Frontier

2026



26x48 **\$259,840**

26FR605 1,116 sq.ft.

28x48 **\$273,675**

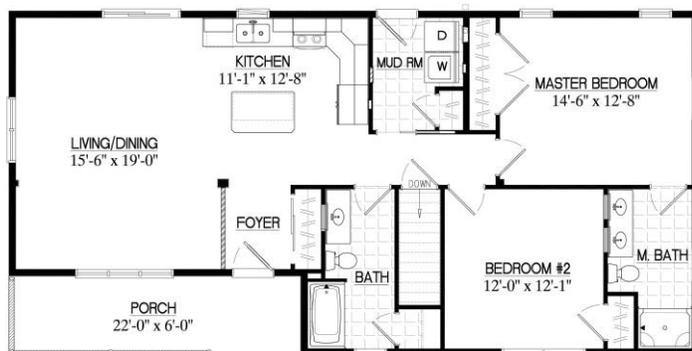
28FR605 1,212 sq.ft.

30x48 **\$288,490**

30FR605 1,308 sq.ft.

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

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



26x52 **\$289,825**

26FR606 1,220 sq.ft.

28x52 **\$304,070**

28FR606 1,324 sq.ft.

30x52 **\$322,625**

30FR606 1,428 sq.ft.

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

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



26x56 **\$294,445**

26FR607 1,324 sq.ft.

28x56 **\$310,690**

28FR607 1,436 sq.ft.

30x56 **\$326,280**

30FR607 1,548 sq.ft.

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

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



24x30	\$188,740
24SR401	720 sq.ft.
26x30	\$192,815
26SR401	780 sq.ft.
28x30	\$208,640
28SR401	840 sq.ft.

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

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



24x36	\$216,875
24SR402	864 sq.ft.
26x36	\$223,185
26SR402	936 sq.ft.
28x36	\$237,920
28SR402	1,008 sq.ft.

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

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



26x42	\$256,370
26SR403	1,092 sq.ft.
28x42	\$271,550
28SR403	1,176 sq.ft.
30x42	\$289,525
30SR403	1,260 sq.ft.

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

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

Settler

2026



26x48 **\$284,930**

26SR405 1,248 sq.ft.

28x48 **\$301,155**

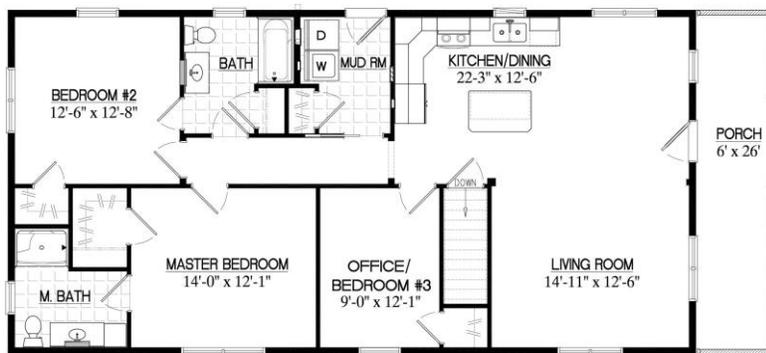
28SR405 1,344 sq.ft.

30x48 **\$318,430**

30SR405 1,440 sq.ft.

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

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



26x52 **\$295,520**

26SR406 1,352 sq.ft.

28x52 **\$310,440**

28SR406 1,456 sq.ft.

30x52 **\$326,330**

30SR406 1,560 sq.ft.

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

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



26x56 **\$309,095**

26SR407 1,456 sq.ft.

28x56 **\$325,625**

28SR407 1,568 sq.ft.

30x56 **\$342,025**

30SR407 1,680 sq.ft.

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

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

Options

2026

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 (omits paperwork, inspections & state labels where codes don't require it) - \$2,100

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

Single Doors

9-lite Standard Entry Door - half glass \$ 2,710

9-lite Entry Door with mini blinds - half glass, white blinds (no grids) \$ 3,015

6-panel Entry Door (no glass) - solid door \$ 2,445

15-lite Entry Door (full glass) - full glass \$ 2,925

15-lite Entry Door with mini blinds - full glass, white blinds (no grids) \$ 3,395

Oval Glass Entry Door - decorative oval glass \$ 4,100

6-lite Signet Fir Entry Door - craftsman-style door, upper glass w/ dentil shelf \$ 4,425

6-lite Signet Fir Entry Door w/ dual sidelites - craftsman-style door, upper glass w/ dentil shelf \$ 9,410

12-lite Signet Cherry Entry Door - 3/4 decorative glass \$ 5,180

12-lite Signet Cherry Entry Door w/ dual sidelites - 3/4 decorative glass \$ 10,705

Storm Door with full-height removable glass - color matched with entry door \$ 860

Sliding Patio Doors

6' Sliding Patio Door - Sandstone vinyl \$ 3,110

6' Sliding Patio Door with mini blinds - Sandstone vinyl, white blinds, no grids \$ 3,850

9' Sliding Patio Door (triple) - Sandstone vinyl \$ 4,710

9' Sliding Patio Door (triple) w/ mini blinds - Sandstone vinyl, white blinds, no grids \$ 5,825

Black Vinyl 6' Sliding Patio Door \$ 4,480

Sierra Pacific 6' Sliding Patio Door - aluminum exterior / wood interior \$ 6,770

*Note: 9' and mini blind options are also available in Black and Sierra Pacific patio doors

French Doors

6' Single-active French Doors \$ 5,250

6' Single-active French Doors with mini blinds - white blinds, no grids \$ 6,195

6' Double-active French Doors *no screens \$ 5,250

6' Double-active French Doors with mini blinds *no screen - white blinds, no grids \$ 6,195

Smart Deadbolt upgrade *included with smart packages \$ 365

WINDOWS Windows are included as shown on floor plans

ProVia Aspect - Sandstone vinyl

Double-hung Window - up to 30"x48" - includes shutters \$ 890

Double-hung Window - 38"x62" egress - includes shutters \$ 1,120

Casement Window - up to 30"x48" - includes shutters \$ 1,015

Black Vinyl Window upgrade - Provia Endure (price is approximate) \$ 455 p/window

Black Alpine Vista Glass upgrade \$ 1,155

Black Deluxe/Chalet Vista Glass upgrade \$ 1,000

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

Sierra Pacific Alpine Vista Glass upgrade \$ 4,045

Sierra Pacific Deluxe/Chalet Vista Glass upgrade \$ 3,850

Omissions

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

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

Omit Shutters - \$140 per pair

FLOOR

White Oak Flooring (upgrade from vinyl plank) \$ 5.05 p/sq.ft.

Hickory Flooring upgrade - Natural or Saddle (upgrade from vinyl plank) \$ 7.10 p/sq.ft.

Stained Stair Treads upgrade (to compliment Vinyl Plank Hemlock or Hickory Saddle floors) \$ 210

Tile Flooring - See "Tile Flooring & Backsplash" section see Tile section

Options

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WALLS

Log House Corner upgrade <i>(for realistic solid-log look)</i>	\$ 1,085	p/corner
Log Dormer Corner upgrade <i>(for realistic solid-log look)</i>	\$ 590	p/corner
Spray foam wall insulation upgrade (R30)	\$ 40	p/Ln.ft.
Sound Deadening Insulation in interior walls	\$ 20	p/Ln.ft.

ROOF/CEILING

Attic Truss upgrade - ranch homes <i>(8' flat 1st story ceiling w/ pull-down stairs & full length attic)</i>	varies	
Prow Roof upgrade - Mountaineer Deluxe <i>(included on Chalet)</i>	\$ 5,900	
Snow load stage 2 <i>(61-80 lbs. range) *incl. porch/deck sq. ft</i>	\$ 5.60	p/sq.ft.
Snow load stage 3 <i>(81 lbs. and up - designed to local requirements) *incl. porch/deck sq. ft</i>	\$ 7.00	p/sq.ft.

DORMERS

6' wide A-Frame Dormer (incl. 30x48 window) - 26' wide Mountaineer, Mtnr. Deluxe, Chalet	\$ 9,830	each
8' wide A-Frame Dormer (incl. 60x48 window) - 28'-30' wide Mountaineer, Mtnr. Deluxe, Chalet	\$ 12,330	each
8' long Shed Dormer (incl. 60x48 window) - Mountaineer, Mtnr. Deluxe, Chalet	\$ 12,600	each
Lengthen shed dormer 1'	\$ 710	p/Ln.ft.
Interior Kit for dormer in finished area - Mtnr. Deluxe, Chalet	\$ 1,950	p/dormer
Spray foam upgrade - 6' A-frame dormer <i>(optional upgrade to all foam for dormer in insulated roof)</i>	\$ 735	each
Spray foam upgrade - 8' A-frame dormer <i>(optional upgrade to all foam for dormer in insulated roof)</i>	\$ 1,120	each
Shed dormer all spray foam insulation <i>(dormer in insulated roof)</i>	\$ 125	p/Ln.ft.

PORCH

Porch Stoop - Add A-frame roof over 4x6 landing	\$ 5,035	
Porch Stoop - Add Lean-to roof over 4x6 landing	\$ 3,705	
Screened Porch upgrade <i>(full-height screens behind std. railings - screen door priced separately)</i>	\$ 90	p/Ln.ft.
Screen Door - for screened porches	\$ 630	
Additional porches, decks, enlarged porch sizes, etc. are available	see sales assoc.	

INTERIOR

Stained Trim & Interior Doors - small homes, 1st story (up to 44' building length)	\$ 10,500	
Stained Trim & Interior Doors - large homes, 1st story (over 44' building length)	\$ 12,600	
Stained Trim: Loft add-on <i>(Mountaineer Deluxe & Chalet homes)</i>	\$ 2,100	
Chair Rail upgrade <i>(vertical knotty pine to chair rail / horizontal knotty pine above)</i>	\$ 10	p/Ln.ft.
Stone Accent Wall upgrade	\$ 310	p/Ln.ft.
Enlarge Interior Door to 36" wide	\$ 40	each
Pocket Door upgrade <i>(up to 32" wide)</i>	\$ 180	each
36" Pocket Door upgrade <i>(from swinging door)</i>	\$ 225	each
Barn Door upgrade <i>(from swinging door)</i>	\$ 225	each
Loft extension - Mtnr. Deluxe & Chalet <i>(adds to finished area of 2nd story - 8' incl. standard)</i>	\$ 700	p/Ln.ft.
Knee Wall Door - <i>for access behind loft knee walls</i>	\$ 435	

BATHROOM

Fiberglass tubs/showers (already included where shown on plan) - shower door is additional (see below)		
Tub & Shower - 60"x32"	\$ 2,140	
Jetted Tub & Shower - 60"x32"	\$ 4,795	
Jetted Alcove Tub - 60"x36" <i>(no shower) *includes light</i>	\$ 5,180	
Shower Stall: 32"-48" x36"	\$ 2,030	
Shower Stall: 60"x36"	\$ 2,170	
Neo-angle Shower Stall - 38"x38" with glass surround	\$ 5,145	
Shower Doors - for fiberglass tubs/showers <i>(obscure glass)</i>		
36" shower door <i>(swinging door)</i>	\$ 1,160	
48" shower door <i>(swinging door)</i>	\$ 2,095	
60" shower door <i>(dual sliding doors)</i>	\$ 2,095	
60" tub & shower door <i>(dual sliding doors)</i>	\$ 1,875	

BATHROOM (continued)

Laminate Showers (upgrades: compare to fiberglass price) - <i>incl. barn-door style clear shower door, light</i>	
36"-48" x36" Laminate Shower	\$ 5,600
60"x36" Laminate Shower	\$ 6,580
72"x36" Laminate Shower	\$ 7,210
Neo-angle Laminate Shower - 38"x38"	\$ 7,000
Flip-down Shower Seat - laminate showers	\$ 845
Niche - laminate showers (<i>recessed 2-shelf cubby - in addition to std. corner shelves</i>)	\$ 385
Tile Shower - <i>incl. clear frameless glass door & ceiling light *see color selections in "Tile Flooring & Backsplash" sect.</i>	see sales assoc.
Tiled Niche - tile showers (<i>recessed cubby - in addition to std. corner shelves</i>)	\$ 700
Hand Shower - <i>in place of shower head at standard height</i>	\$ 475
Hand Shower + Rain Head - <i>hand shower on adj. height slide bar + diverter to wall/ceiling rain head</i>	\$ 925
Freestanding Tub - 67"x34" <i>*includes light</i>	\$ 4,760
Comfort Height Toilet upgrade	\$ 65
Full-width Mirror - <i>in place of standard medicine cabinet(s)</i>	\$ 0
Linen Tower - 20" - 7' high x 21" deep cabinet w/ (2) doors	\$ 1,645
Linen Tower - 30" - 7' high x 21" deep cabinet w/ (4) doors	\$ 2,210
Level 2 Vanity Cabinetry upgrade (Barnwood Maple, Black Distressed, Arctic White, Bluestone)	\$ 460 or less
Solid Surface or Quartz Vanity Top upgrades	
30" Vanity Top upgrade - <i>solid surface or quartz</i>	\$ 910
36" Vanity Top upgrade - <i>solid surface or quartz</i>	\$ 1,085
48" Vanity Top upgrade - <i>solid surface or quartz</i>	\$ 1,260
60" Vanity Top upgrade - <i>solid surface or quartz</i>	\$ 1,470

LAUNDRY & PLUMBING

Laundry Package (<i>plumbing, dryer vent box & recepts.</i>) <i>*already incl. if washer/dryer are shown on plan</i>	\$ 1,065
Laundry Tub - wall mounted	\$ 845
Laundry Cabinetry/Sink	see sales assoc.
Rough Plumbing for future 2nd story Full Bath - <i>Mountaineer, Mtnr. Deluxe, Chalet</i>	\$ 700
Rough Plumbing for future 2nd story Half Bath - <i>Mountaineer, Mtnr. Deluxe, Chalet</i>	\$ 560

KITCHEN

4'-6" Island w/ bar on one side (<i>2 drawers, 1 pendant light, 2 rec.</i>) <i>*already incl. if shown on plan</i>	\$ 4,745
5' Tiered Island - ELITE w/ elevated bar (<i>3 drawers, dbl. trash cans, 4 pull-out shelves, 1 pendant light, 2 rec.</i>)	\$ 8,115
Level 2 Kitchen Cabinetry upgrade (Barnwood Maple, Black Distressed, Arctic White, Bluestone)	\$ 2,560 approx.
Enhanced Kitchen feature package 20" pantry, appliance garage, sink tip-out trays, under-cabinet lighting	\$ 4,480
Elite Kitchen feature package all Enhanced features plus: staggered height cabinets, refrigerator enclosure, glass door in corner cabinet	\$ 7,835
Enhanced Island feature package trash can pull-out (dbl. trash cans), (4) pull-out shelves	\$ 1,470
Elite Island feature package all Enhanced features plus: paneled island back, decorative counter top braces	\$ 2,100
Pantry Cabinet - 20" (<i>7' high x 26" deep cabinet w/ 2 doors and 4 pull-out shelves</i>)	\$ 2,675
Pantry Cabinet - 30" (<i>7' high x 26" deep cabinet w/ 4 doors and 4 pull-out shelves</i>)	\$ 3,250
Refrigerator Enclosure upgrade (<i>full depth cabinet above w/ solid panels both sides of fridge</i>)	\$ 1,455
Full-height Wall Cabinets upgrade (<i>available ONLY on homes w/ flat ceilings</i>)	\$ 2,415 approx.
Trash Can Pull-out (dbl. trash cans)	\$ 460
Open Shelving - 2 levels of open kitchen shelving	\$ 300 p/Ln.ft.
Range Hood - <i>in place of microwave</i>	- \$365
Chimney Range Hood - <i>in place of microwave & over-range cabinet</i>	- \$485
Microwave Drawer - <i>to be installed in base cabinet</i>	\$ 2,240
Solid Surface (Corian) counter top upgrade	\$ 125 p/sq.ft.
Quartz (Cambria) counter top upgrade	\$ 170 p/sq.ft.
Maple Butcher Block island top upgrade	\$ 90 p/sq.ft.
Walnut Butcher Block island top upgrade	\$ 140 p/sq.ft.
Single-bowl Kitchen Sink - large (<i>instead of standard double-bowl</i>)	\$ 0
Apron-front Kitchen Sink upgrade <i>*solid surface or quartz counters ONLY</i>	\$ 715
Garbage Disposal - 3/4 hp.	\$ 950
Under-cabinet Lighting <i>*included w/ feature packages</i>	\$ 1,085

Options

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TILE FLOORING & BACKSPLASH	BACKSPLASH PER FOOT	FLOORING PER SQ FT
American Estates - Saddle (6x36 planks)	\$ 135	\$ 25
Cavatina - Encore (12x24)	\$ 125	\$ 20
Classentino Marble - Palazzo White (12x24)	\$ 135	\$ 30
Concrete Masonry - Greige (15x30)	\$ 135	\$ 25
Dreamscape Hex - Carrara (2")	\$ 180	\$ 80
Dreamscape Hex - Nero (2")	\$ 180	\$ 80
Heritage - Walnut Mosaics (2x2)	\$ 160	\$ 60
Heritage - Walnut (16x16)	\$ 135	\$ 25
Marble Attache - Nero (12x24)	\$ 145	\$ 40
Subway Glossy - White (3x6)	\$ 125	\$ 40
Urban District - Garden (2x8 backsplash, 4x8 floor)	\$ 135	\$ 35
Urban District - Midtown (2x8 backsplash, 4x8 floor)	\$ 135	\$ 35
Zen Flat - Bora Wilderness (pebbles)	\$ 155	\$ 55
Zen Flat - Tahitian Black (pebbles)	\$ 155	\$ 55

*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>	\$ 805
Discount for elimination of ceiling fan fixture	- \$280
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	\$ 295
Floor Receptacle	\$ 260
Phone jack	\$ 105
TV jack	\$ 105
TV jack & Quad Receptacle 5' above floor for wall-mounted TV	\$ 205
Doorbell w/ chimes (front door)	\$ 245
Additional doorbell button for secondary door	\$ 70
Smart Doorbell w/ chimes (front door) <i>*incl. w/ some smart packages</i>	\$ 615
Additional Smart Doorbell for secondary door	\$ 435
Additional Porch Light <i>(wall-mounted or hanging)</i>	\$ 460
Porch Ceiling Light <i>(recessed-style LED)</i>	\$ 205
Prow Lighting <i>(6 recessed-style LED lights in prow roof)</i>	\$ 1,220
Exterior Ceiling Fan (no light)	\$ 565
Exterior Ceiling Fan with light	\$ 820
Floodlight <i>(2-bulb w/ motion sensor)</i>	\$ 280
Smart Floodlight + Camera	\$ 645
Additional exterior receptacle <i>(pkgs. include recepts. on front & back of house & at each side door)</i>	\$ 245

SMART HOME PACKAGES

Smart Essentials <i>(energy monitor in elect. panel, switches for great rm & exterior lighting, front deadbolt)</i>	\$ 1,400
Smart Plus <i>(energy monitor, appliance breakers, great rm/ext. lighting, smoke alarms, deadbolt & doorbell)</i>	\$ 4,200
Smart Full Suite <i>(energy monitor, breakers, switches & fan controls, smoke alarms, deadbolt & doorbell)</i>	\$ 7,560

HEATING & COOLING

Chimney for wood stove - 6" through-roof flue <i>(height varies with roof type)</i>	see sales assoc.
Wood Stove Prep - on straight wall <i>(stone wall finish & tile floor)</i>	\$ 2,485
Corner Wood Stove Prep <i>(stone wall finish & tile floor)</i>	\$ 3,850
Linear Electric Fireplace in pine wall <i>(visual flames, auxiliary electric heat)</i>	\$ 1,675
Linear Electric Fireplace w/ stone wall facing <i>(visual flames, auxiliary electric heat)</i>	\$ 3,850
Prep for Gable Fireplace - Mtnr. Deluxe & Chalet <i>(omit center 2 Vista Glass, create wall opening)</i>	- \$3,990
Electric baseboard heat <i>*see special rates for select styles below</i>	\$ 3.50 p/sq.ft.
Electric baseboard heat - Mountaineer Deluxe / Chalet / Alpine	\$ 3.85 p/sq.ft.
Smart Heat upgrade <i>(1 smart thermostat in great rm, smart heat breakers) *requires whole home energy monitor</i>	\$ 1,360
Smart Thermostat upgrade for baseboard heat <i>*1 already included w/ smart heat package</i>	\$ 120
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 is one of the most common questions we get from our customers. *Most* of that detail can be found in the “Package Explanations” on page 2 of this packet. To help provide you with the best home-buying experience possible, we try to minimize the “additional costs.” That means our pricing also includes things like shipping (within Maine), crane rental, setup, and even taxes! When a package is this inclusive, sometimes it’s 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 dependable general contractor to pull all these details together, while more adventurous folks choose to do the work themselves. Your responsibilities include the following:

- **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 your driveway and can remove 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. Most contractors opt for traditional cast-in-place concrete walls, but there are other compatible options, such as precast concrete wall panels, or insulated concrete form (ICF) construction. In addition to a perimeter wall, support posts are required along the centerline where the two modules come together. We provide the steel posts, but they also need concrete footings beneath 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 for this connection. Or, if you are putting your home on a full 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 for making the final connections. All 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 inside the foundation walls on site, in which case floor insulation is unnecessary. If for some reason you prefer an insulated floor, feel free to chat with one of our sales reps and we can help determine the best course of action.

- **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 can be installed by a local contractor. Because of how tightly these homes are built, we strongly recommend some sort of provision for air exchange as well. This will maintain better air quality in the home, as well as prevent condensation problems during winter months. Heating systems which don't physically move any air (such as hot water baseboard or in-floor radiant heat) will require the installation of a dedicated air exchange system, while some other systems include this feature by default.

- **Appliances**

These homes include 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.

- **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.

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 of 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

Call 207-269-2800 for information

www.hillviewminibarns.com

info@hillviewminibarns.com