



2025 Log Cabin Information

Certified Cabins: Our modular homes are designed to meet your local residential codes (in PA, MD, and WV). All drawings, state labels, and required documents are included. Each home is individually designed and accepted by your state or their assigned agencies. These homes include 2x6 walls and higher insulation values, as required by residential code. All these homes are designed to be set on your prepared crawl space foundation or full basement. The foundation is not included in the price of the cabins. Many custom features are available, and custom layouts are commonplace. We will gladly help design your home to your preferences and needs.

100 Mile Price Sheets: Our 100-mile pricing applies to regions within 100 miles of our main office in Bedford, PA, including areas in Pennsylvania, Maryland, and West Virginia. Locations beyond this distance will be individually priced. Local pricing discounts are available for areas within 50 miles.

Maryland Quotes: Maryland has additional requirements including sprinkler systems and more rigid requirements for insulation. Additional costs are typically between 5-10%. Individual quotes are required.

Deposits on Log Cabins: All payments for Modular Log Homes are check or bank transfers. 20% deposit to place an order, 70% payment with certified check 10 days prior to scheduled delivery, and final balance when delivery and installation are complete. Terms may vary. Delivery of cabin must be completed within 60 days after cabin is completed unless other arrangements are made in writing.

Final Quote: Prices are subject to change without notice. A written quote including delivery is required to confirm final price. For quotes and more info, contact Solly Hostetler at solly@shawneestructures.com or 814-623-8212.

Price Disclaimer per the manufacturer:

Due to unknown material costs at the time of construction, Cozy Cabins LLC reserves the right to renegotiate the selling price of a project until 3 months before production begins. If material costs do cause us to raise the selling price of a project, we'll notify you and give you up to 21 days to decide whether to continue at the new price or cancel the order.

814-623-8212
6231 Lincoln Hwy., Bedford, PA 15522

solly@shawneestructures.com
WWW.SHAWNEESTRUCTURES.COM

Log Cabin FAQ

Here are some common questions. If you have any additional questions, contact Solly Hostetler at solly@shawneestructures.com or call 814-623-8212.

- **Where can larger prints of floor plans be found?** Floor plan PDFs can be found on our website in the Log Cabins section. Additional sizes are available upon request.
- **How long does it take from order date to completion of cabin?** The typical lead time varies depending on the season and other factors. Smaller cabins generally have a shorter lead time. Onsite time after delivery ranges from 2-4 weeks for most one-story models to 4-6 weeks for Mountaineer, Mountaineer Deluxe, Alpine, and Chalet models once the cabin is on the foundation. Contact sales rep for current lead time.
- **Who is responsible for permits?** While our residential structures already include a full set of drawings that have been reviewed to ensure code compliance, the actual acquisition of a building permit and other local building requirements are the customer's responsibility. 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.
- **Can floor plans be modified?** Most floor plans can be modified. Common changes include adding closet spaces, changing window and door placement, and changing interior walls. We also offer a wide selection of options including french doors, decks, dormers, and much more.
- **How much does a foundation cost?** Foundations, driveways, and site work are not included in the package price. A crawl space (6 rows of block) typically costs around \$10,000 to \$20,000. A full basement with concrete typically costs around \$30,000 to \$50,000. We provide a drawing for your mason that includes size and layout of the foundation. The mason contractor is responsible to meet local regulations for the foundation. Sill plates, beams and support posts are considered part of the foundation. We recommend mudsill anchor straps for sill plates. (Simpson MAB is one good choice). Anchor straps should be placed every 4' (verify with building inspector).
- **What is included with home packages?** This question is one of the most popular ones we get during interactions 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), triple-pane insulated vinyl windows with shutters, insulated walls and ceilings, knotty pine interior with polyurethane finish, engineered White Oak 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. Even the shipping costs (within 100 miles of Bedford, PA location), crane rental, setup costs, and taxes are all included!
- **Are appliances included in home package?** 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 an over-range microwave.
- **Furniture & Window Treatments?** And then, of course, there are furniture and window treatments (curtains, blinds, etc.) which are not provided. Decorate your Log Home with your own unique touch!

Log Cabin FAQ

- **What is included in the electrical package?** A panel box will be factory-installed in your cabin, but you will be responsible for bringing the power to the panel box. If the panel box is installed inside the cabin, a conduit will be provided through the floor or exterior wall for this connection. Or, if you are putting your cabin on a basement, we can temporarily tuck the panel box up under the floor and swing it down onto your basement wall when the cabin is set. The electric package includes all wiring, switches, and light fixtures listed on plan.
- **Can customer choose specific light and fan fixtures?** Light fixtures and fans can be omitted from the package if you prefer alternative fixtures.
- **What does the onsite plumber need to do?** The plumbing is complete on the main floor of the cabin, with all water lines and drains stubbed through the house floor beneath each fixture. But your plumber will need to make the final connections below the floor, and to your well and septic system. We also offer rough plumbing for second-story bathrooms, but your plumber will be responsible for making all plumbing connections on the second story.
- **What is the standard heat source?** Customer is responsible for heating system. Electric Baseboard heat is available (see options for pricing). We also offer a through-the-roof wood stove chimney. Wood stoves are usually not accepted as the primary heat source in certified cabins. Virtually any traditional heating system (including central heat & A/C or radiant floor heating) can be installed by a local contractor.
- **What parts of a certified home can be eliminated?** The certified homes are inspected during construction. The insulation package, electric, plumbing, and interior wall covering are typically required for inspection. Kitchen, flooring, and light fixtures can typically be eliminated.
- **What are the options for interior walls?** Wall covering options are standard pine. We do not offer drywall as an option.
- **Are basement floor joists insulated?** No, but floor joist insulation can be installed onsite after plumbing and electrical work is completed if required by code regulations.
- **Are steps into basement included?** The bigger floor plans have steps included. When steps are shown on plan, the basement steps, including basic railing are included in package price.
- **Are roof gutters and downspouts included in package price?** 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.
- **Are steps to porch included in package pricing?** The number of steps needed varies with each project, so they are not included in package pricing; but they can be priced when final grade has been completed. Generally, pressure treated steps with log railings are \$200 per step.
- **What kind of financing is available?** We do not offer any financing. Your local bank is often a great place to look for home construction loans.
- **Who do you recommend for excavating, plumbing, ect?** We have built relationships with local sub-contractors and would be happy to provide a list upon request.
- **Can Shawnee Structures be the general contractor?** Most bank construction loans require a general contractor to provide oversight to all the contractors and to disperse all moneys from the construction loan. Shawnee Structures is available to act as the general contractor for projects located within 50 Miles of our Bedford office. See sales rep for more details.

Modular Log Homes

Floor Plans | Pricing | Options

We are 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.

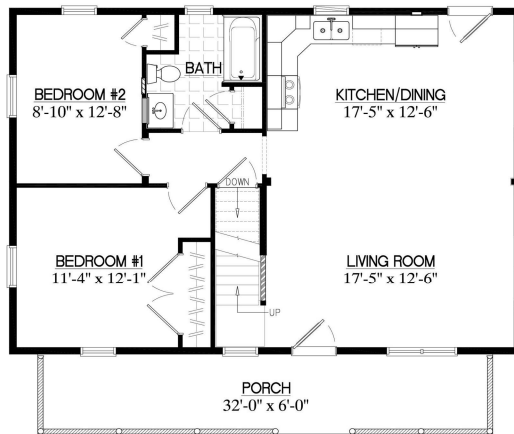
Our team is committed to building your home your way. The style, size, and features are for you to choose; but if you prefer it quick and easy, just choose one of our well-designed floor plans that best fits your lifestyle. If you want to put your own personal touch into your layout, you have the freedom 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!



Mountaineer

2025



26x36 **\$219,000**

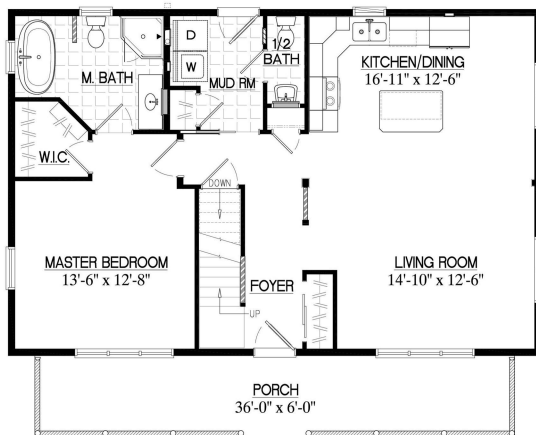
26MR1302 936 sq.ft. +504 u/f

28x36 **\$228,000**

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 **\$252,000**

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

28x40 **\$261,000**

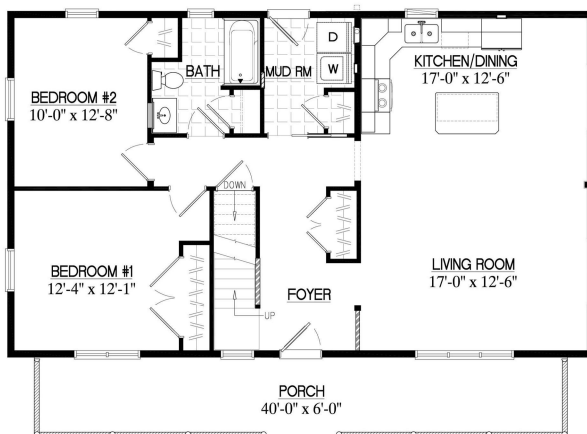
28MR1303 1,120 sq.ft. +640 u/f

30x40 **\$270,000**

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 **\$256,000**

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

28x44 **\$265,000**

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

30x44 **\$270,000**

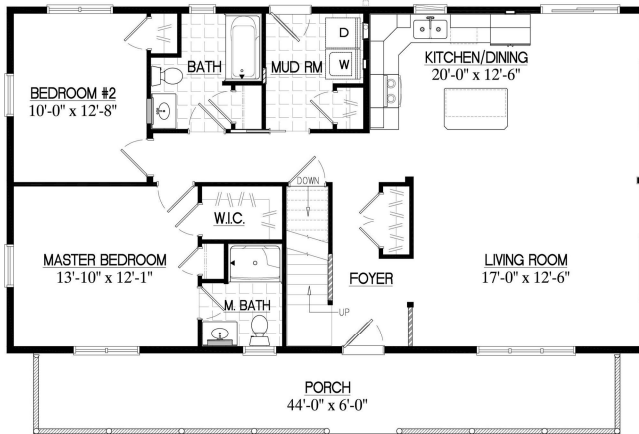
30MR1304 1,320 sq.ft. +792 u/f

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

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

Mountaineer

2025



26x48 **\$280,000**

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

28x48 **\$290,000**

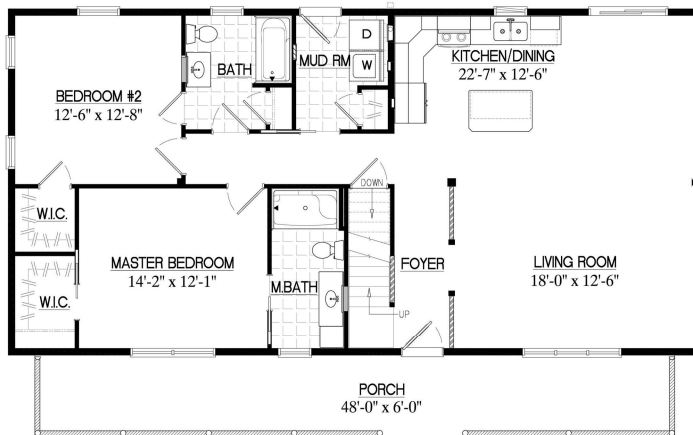
28MR1305 1,344 sq.ft. +768 u/f

30x48 **\$298,000**

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 **\$291,000**

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

28x52 **\$304,000**

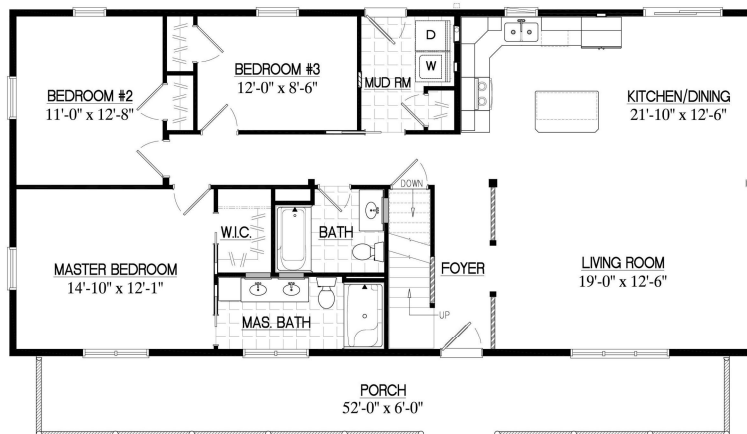
28MR1306 1,456 sq.ft. +832 u/f

30x52 **\$314,000**

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 **\$306,000**

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

28x56 **\$318,000**

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

30x56 **\$328,000**

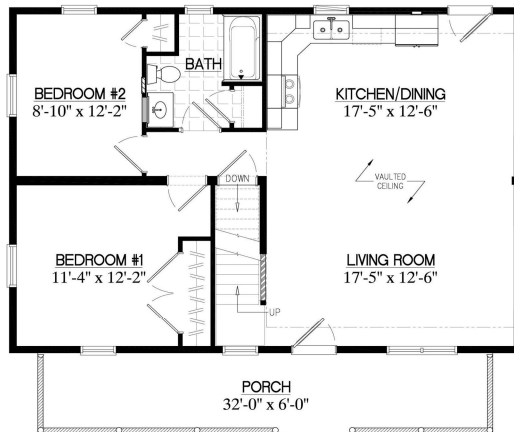
30MR1309 1,680 sq.ft. +1,008 u/f

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

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

Mountaineer Deluxe

2025



26x36 **\$258,000**

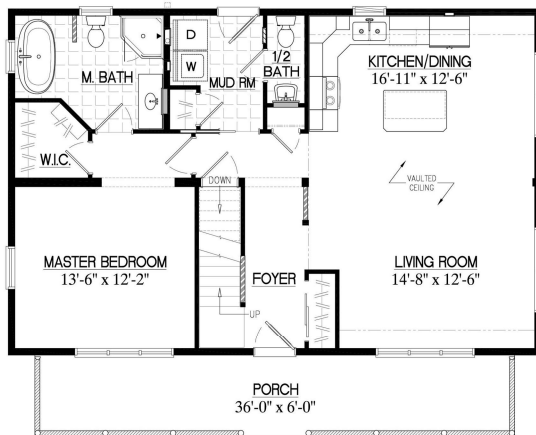
26MD1402 1,029 sq.ft. +141u/f

28x36 **\$268,000**

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 **\$296,000**

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

28x40 **\$306,000**

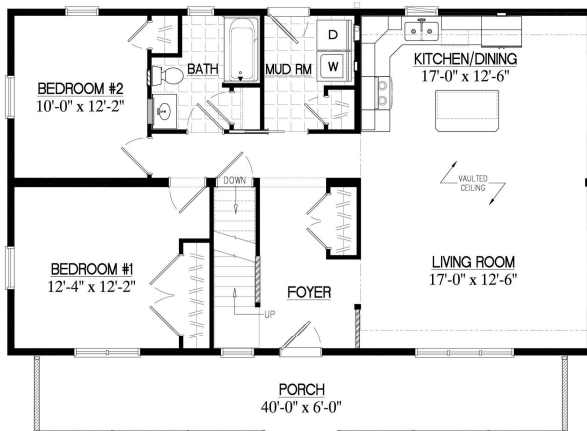
28MD1403 1,226 sq.ft. +232u/f

30x40 **\$318,000**

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 **\$300,000**

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

28x44 **\$311,000**

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

30x44 **\$321,000**

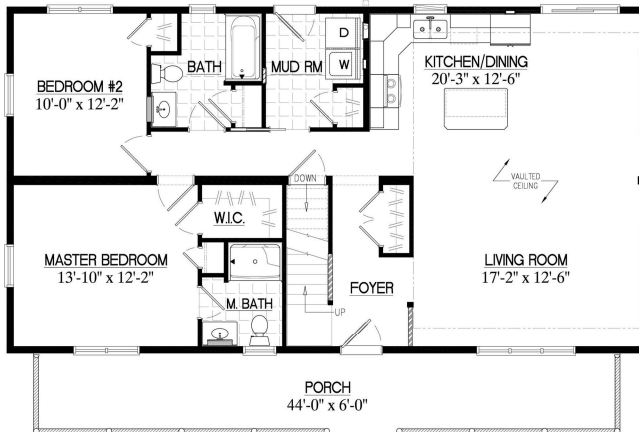
30MD1404 1,459 sq.ft. +308 u/f

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

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

Mountaineer Deluxe

2025



26x48 **\$326,000**

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

28x48 **\$336,000**

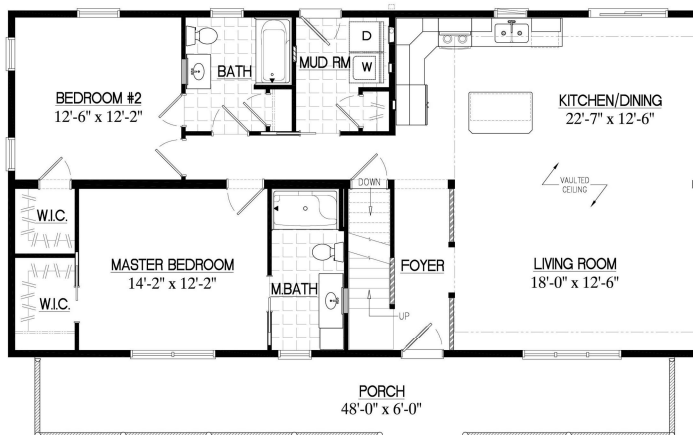
28MD1405 1,446 sq.ft. +358 u/f

30x48 **\$349,000**

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 **\$337,000**

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

28x52 **\$351,000**

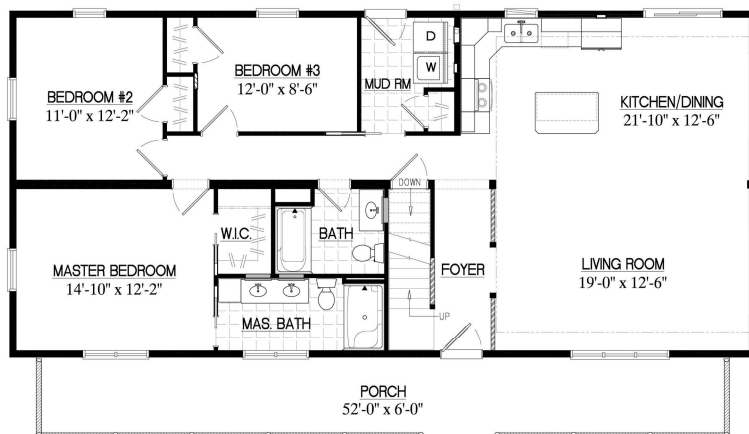
28MD1406 1,558 sq.ft. +408 u/f

30x52 **\$364,000**

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 **\$356,000**

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

28x56 **\$370,000**

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

30x56 **\$383,000**

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

\$240,000

26CH1601

866 sq.ft. +130 u/f

28x30

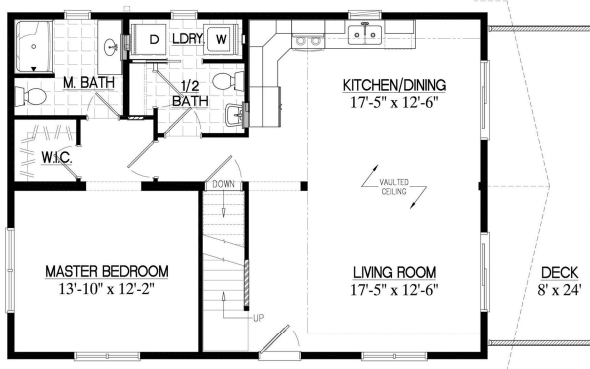
\$251,000

28CH1601

931 sq.ft. +149 u/f

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

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



26x36

\$263,000

26CH1602

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

28x36

\$275,000

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

\$283,000

26CH1603

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

28x42

\$294,000

28CH1603

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

30x42

\$308,000

30CH1603

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

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

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

Chalet

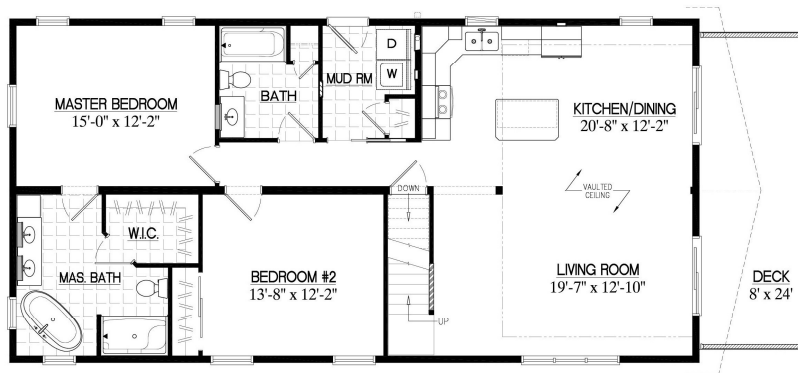
2025



26x48	\$319,000
26CH1605	1,412 sq.ft. +266 u/f
28x48	\$330,000
28CH1605	1,518 sq.ft. +304 u/f
30x48	\$344,000
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	\$336,000
26CH1606	1,538 sq.ft. +325 u/f
28x52	\$347,000
28CH1606	1,654 sq.ft. +371 u/f
30x52	\$361,000
30CH1606	1,783 sq.ft. +418 u/f

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

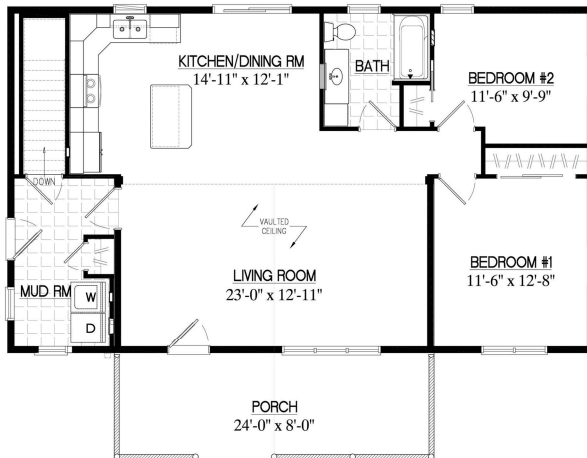
*includes: set-up, crane charges, & taxes



26x56	\$351,000
26CH1607	1,644 sq.ft. +287 u/f
28x56	\$366,000
28CH1607	1,768 sq.ft. +328 u/f
30x56	\$380,000
30CH1607	1,905 sq.ft. +369 u/f

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

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



26x44 **\$266,000**

26AP1702 1,144 sq.ft.

28x44 **\$274,000**

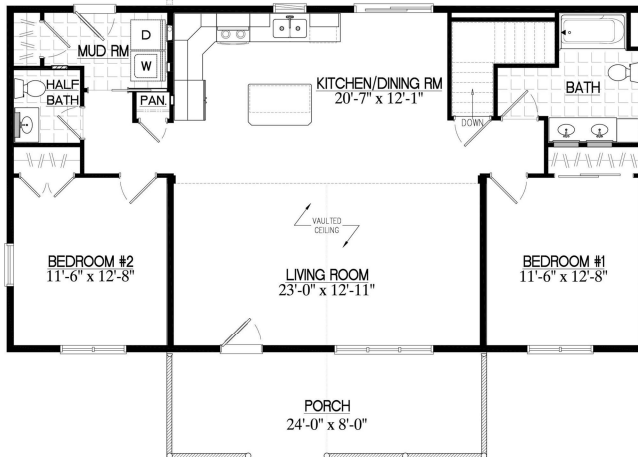
28AP1702 1,232 sq.ft.

30x44 **\$283,000**

30AP1702 1,320 sq.ft.

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

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



26x48 **\$284,000**

26AP1703 1,248 sq.ft.

28x48 **\$292,000**

28AP1703 1,344 sq.ft.

30x48 **\$300,000**

30AP1703 1,440 sq.ft.

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

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



26x48 **\$307,000**

26AP1705 1,344 sq.ft.

28x48 **\$317,000**

28AP1705 1,448 sq.ft.

30x48 **\$327,000**

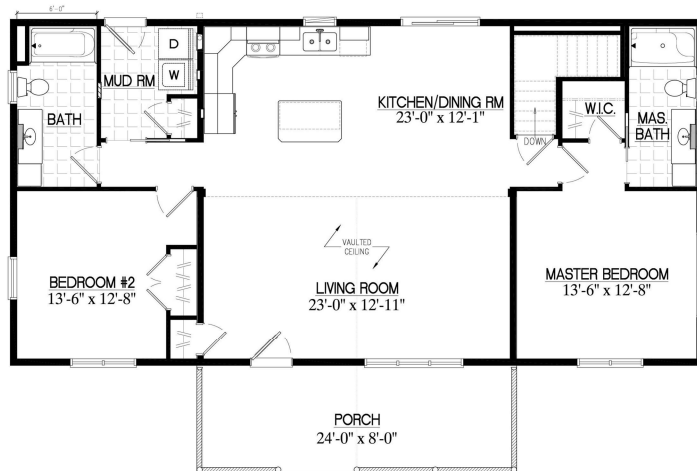
30AP1705 1,552 sq.ft.

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

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

Alpine

2025



26x52 **\$299,000**

26AP1706 1,352 sq.ft.

28x52 **\$308,000**

28AP1706 1,456 sq.ft.

30x52 **\$317,000**

30AP1706 1,560 sq.ft.

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

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



26x56 **\$314,000**

26AP1708 1,456 sq.ft.

28x56 **\$322,000**

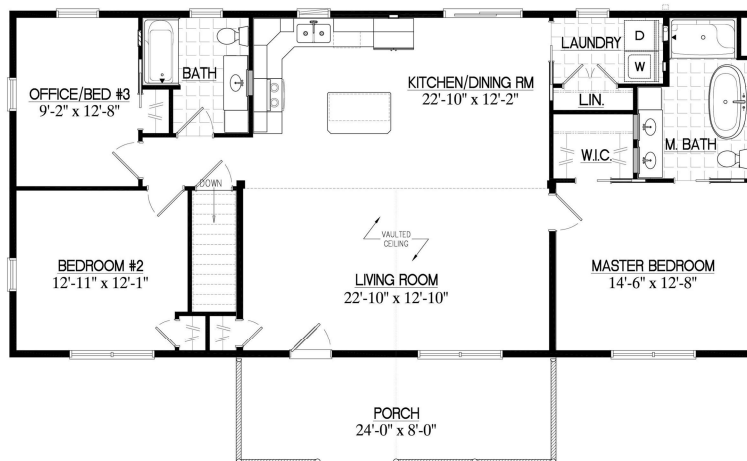
28AP1708 1,568 sq.ft.

30x56 **\$332,000**

30AP1708 1,680 sq.ft.

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

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



26x56 **\$318,000**

26AP1709 1,456 sq.ft.

28x56 **\$327,000**

28AP1709 1,568 sq.ft.

30x56 **\$336,000**

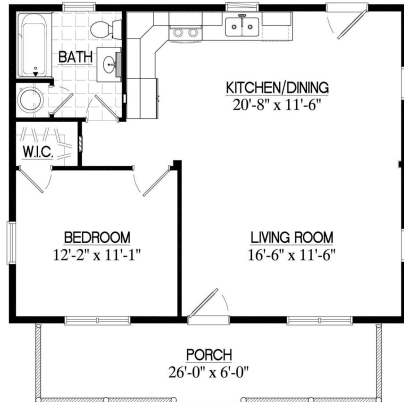
30AP1709 1,680 sq.ft.

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

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

Musketeer

2025



24x30 **\$168,000**

24MK1501 720 sq.ft.

26x30 **\$172,000**

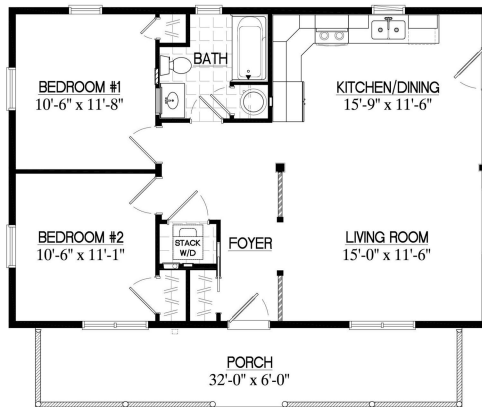
26MK1501 780 sq.ft.

28x30 **\$176,000**

28MK1501 840 sq.ft.

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

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



24x36 **\$192,000**

24MK1502 864 sq.ft.

26x36 **\$197,000**

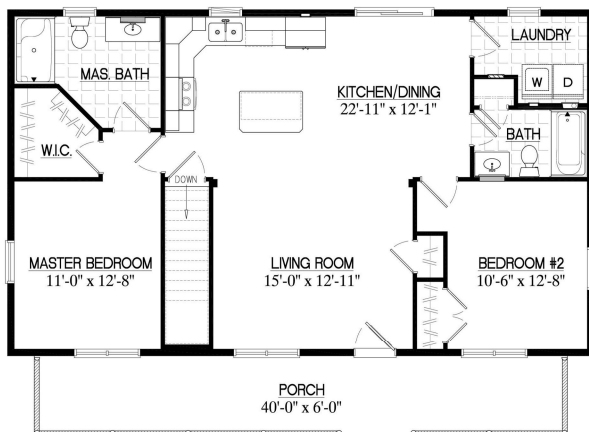
26MK1502 936 sq.ft.

28x36 **\$201,000**

28MK1502 1,008 sq.ft.

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

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



26x44 **\$234,000**

26MK1504 1,144 sq.ft.

28x44 **\$239,000**

28MK1504 1,232 sq.ft.

30x44 **\$248,000**

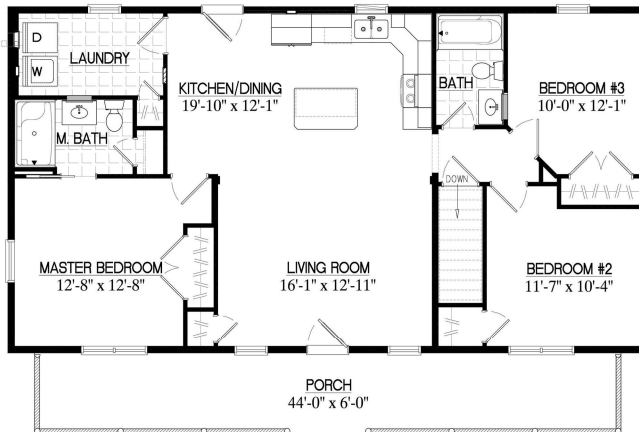
30MK1504 1,320 sq.ft.

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

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

Musketeer

2025



26x48 **\$251,000**

26MK1505 1,248 sq.ft.

28x48 **\$259,000**

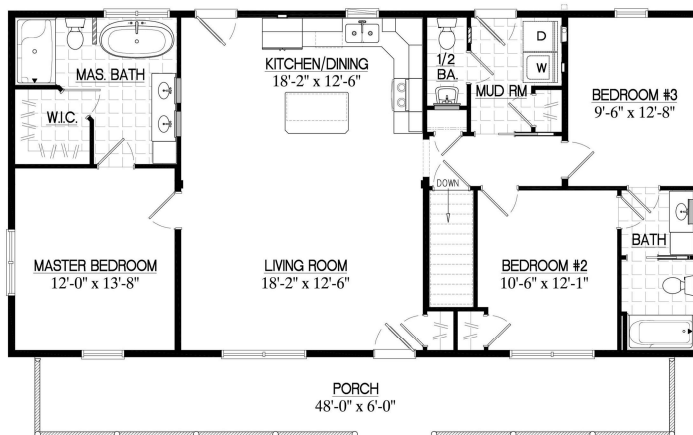
28MK1505 1,344 sq.ft.

30x48 **\$265,000**

30MK1505 1,440 sq.ft.

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

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



26x52 **\$279,000**

26MK1507 1,352 sq.ft.

28x52 **\$287,000**

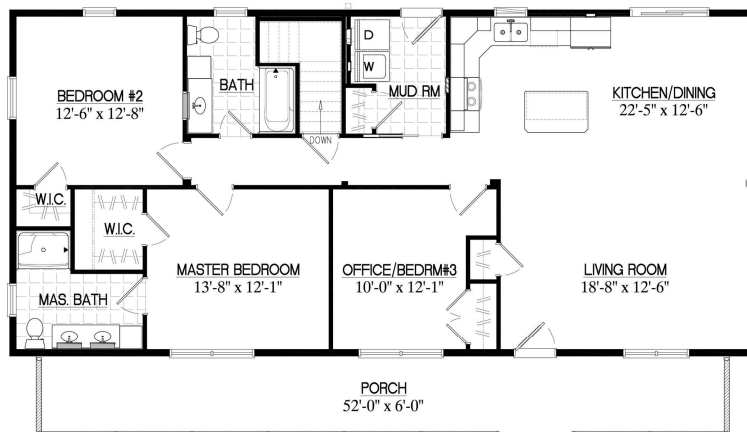
28MK1507 1,456 sq.ft.

30x52 **\$293,000**

30MK1507 1,560 sq.ft.

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

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



26x56 **\$281,000**

26MK1508 1,456 sq.ft.

28x56 **\$288,000**

28MK1508 1,568 sq.ft.

30x56 **\$295,000**

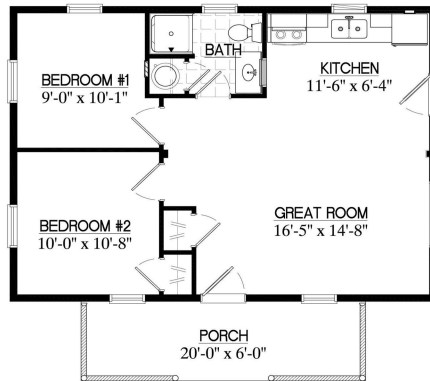
30MK1508 1,680 sq.ft.

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

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

Pioneer

2025



22x30 **\$160,000**

22PR1201 660 sq.ft.

24x30 **\$167,000**

24PR1201 720 sq.ft.

26x30 **\$171,000**

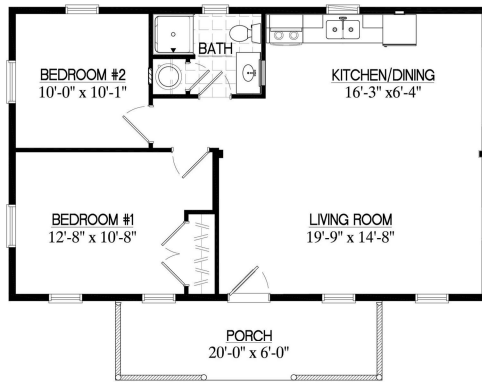
26PR1201 780 sq.ft.

28x30 **\$175,000**

28PR1201 840 sq.ft.

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

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



22x36 **\$171,000**

22PR1202 792 sq.ft.

24x36 **\$179,000**

24PR1202 864 sq.ft.

26x36 **\$185,000**

26PR1202 936 sq.ft.

28x36 **\$189,000**

28PR1202 1,008 sq.ft.

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

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



26x42 **\$220,000**

26PR1204 1,092 sq.ft.

28x42 **\$227,000**

28PR1204 1,176 sq.ft.

30x42 **\$234,000**

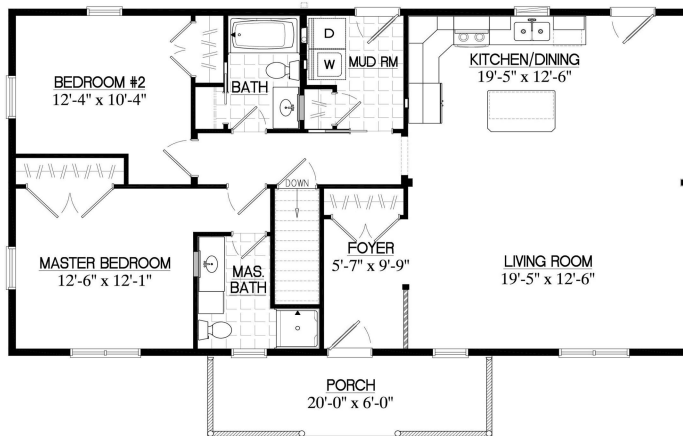
30PR1204 1,260 sq.ft.

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

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

Pioneer

2025



26x48 **\$255,000**

26PR1206 1,248 sq.ft.

28x48 **\$263,000**

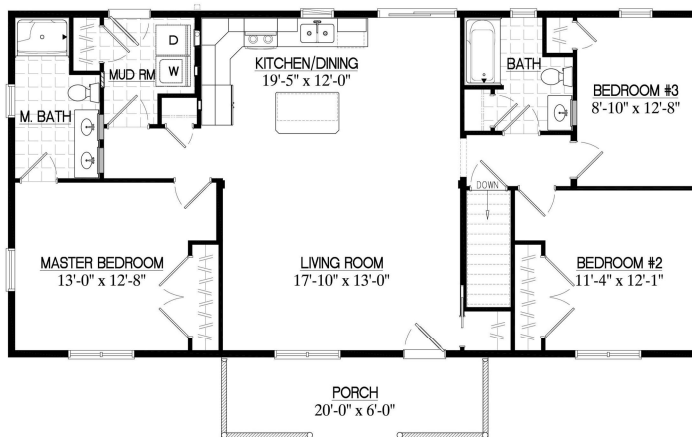
28PR1206 1,344 sq.ft.

30x48 **\$269,000**

30PR1206 1,440 sq.ft.

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

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



26x52 **\$264,000**

26PR1207 1,352 sq.ft.

28x52 **\$271,000**

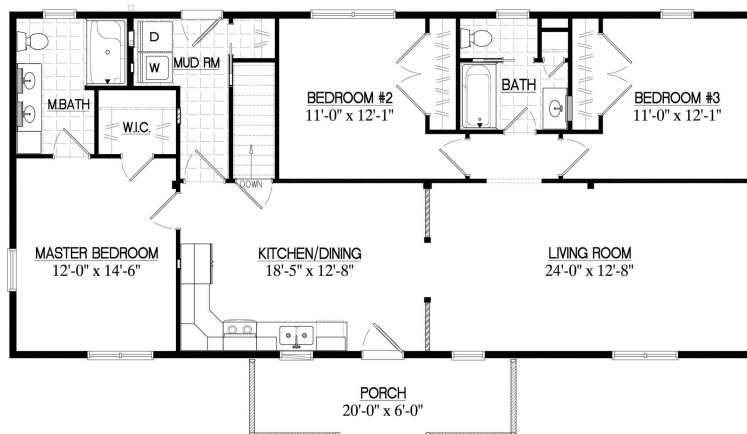
28PR1207 1,456 sq.ft.

30x52 **\$280,000**

30PR1207 1,560 sq.ft.

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

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



26x56 **\$271,000**

26PR1208 1,456 sq.ft.

28x56 **\$276,000**

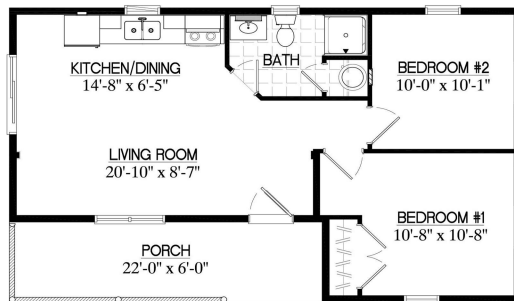
28PR1208 1,568 sq.ft.

30x56 **\$283,000**

30PR1208 1,680 sq.ft.

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

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



22x36 **\$154,000**

22FR601 660 sq.ft.

24x36 **\$161,000**

24FR601 732 sq.ft.

26x36 **\$165,000**

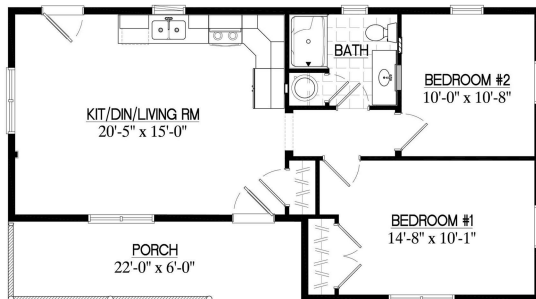
26FR601 804 sq.ft.

28x36 **\$169,000**

28FR601 876 sq.ft.

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

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



22x40 **\$174,000**

22FR602 748 sq.ft.

24x40 **\$183,000**

24FR602 828 sq.ft.

26x40 **\$188,000**

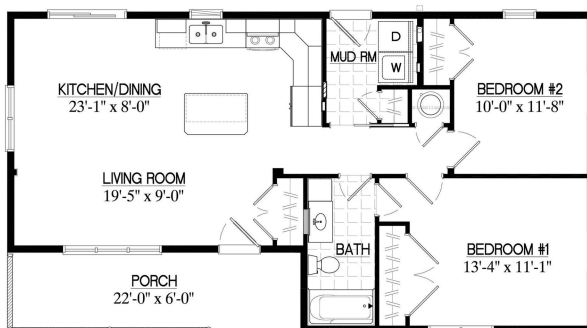
26FR602 908 sq.ft.

28x40 **\$193,000**

28FR602 988 sq.ft.

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

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



24x44 **\$207,000**

24FR604 924 sq.ft.

26x44 **\$213,000**

26FR604 1,012 sq.ft.

28x44 **\$219,000**

28FR604 1,100 sq.ft.

30x44 **\$225,000**

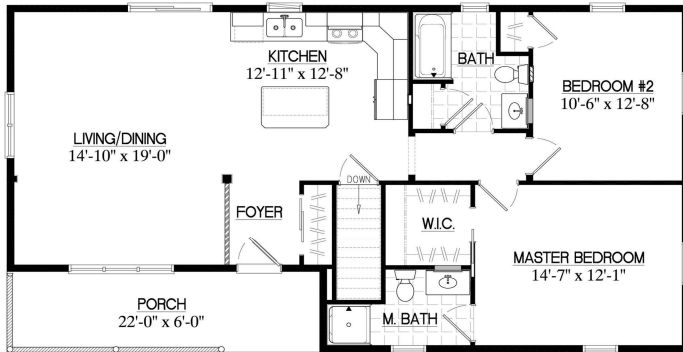
30FR604 1,188 sq.ft.

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

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

Frontier

2025



26x48 **\$223,000**

26FR605 1,116 sq.ft.

28x48 **\$229,000**

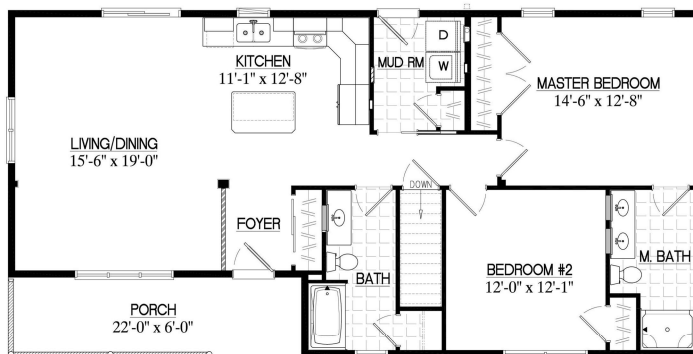
28FR605 1,212 sq.ft.

30x48 **\$233,000**

30FR605 1,308 sq.ft.

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

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



26x52 **\$243,000**

26FR606 1,220 sq.ft.

28x52 **\$249,000**

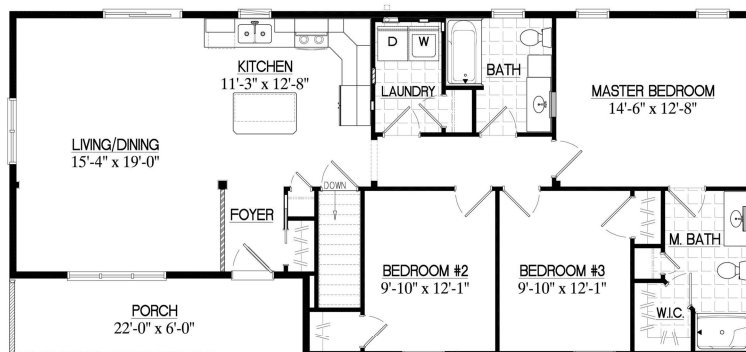
28FR606 1,324 sq.ft.

30x52 **\$260,000**

30FR606 1,428 sq.ft.

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

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



26x56 **\$253,000**

26FR607 1,324 sq.ft.

28x56 **\$261,000**

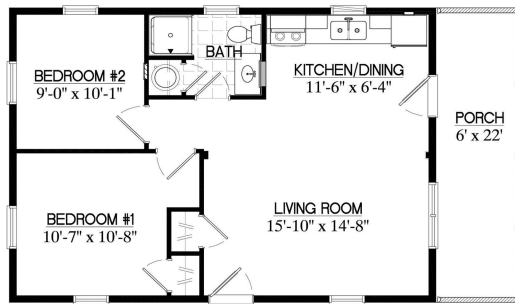
28FR607 1,436 sq.ft.

30x56 **\$269,000**

30FR607 1,548 sq.ft.

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

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



22x30 **\$159,000**

22SR401 660 sq.ft.

24x30 **\$166,000**

24SR401 720 sq.ft.

26x30 **\$170,000**

26SR401 780 sq.ft.

28x30 **\$175,000**

28SR401 840 sq.ft.

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

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



24x36 **\$192,000**

24SR402 864 sq.ft.

26x36 **\$198,000**

26SR402 936 sq.ft.

28x36 **\$203,000**

28SR402 1,008 sq.ft.

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

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



26x42 **\$220,000**

26SR403 1,092 sq.ft.

28x42 **\$227,000**

28SR403 1,176 sq.ft.

30x42 **\$236,000**

30SR403 1,260 sq.ft.

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

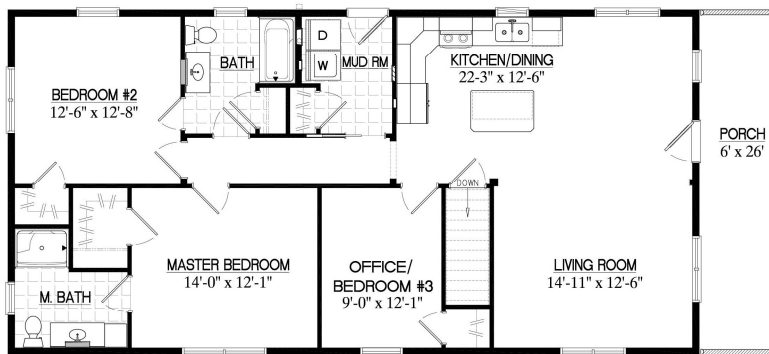
*includes: set-up, crane charges, & taxes



26x48	\$248,000
26SR405	1,248 sq.ft.
28x48	\$256,000
28SR405	1,344 sq.ft.
30x48	\$265,000
30SR405	1,440 sq.ft.

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

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



26x52	\$258,000
26SR406	1,352 sq.ft.
28x52	\$265,000
28SR406	1,456 sq.ft.
30x52	\$273,000
30SR406	1,560 sq.ft.

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

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



26x56	\$270,000
26SR407	1,456 sq.ft.
28x56	\$279,000
28SR407	1,568 sq.ft.
30x56	\$287,000
30SR407	1,680 sq.ft.

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

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

Options

2025

CERTIFICATION

State Review Fee (for states other than: CT, DE, MD, ME, NH, NJ, NY, PA, VA, VT, WV)* \$ 2,400

*Note: Most Northeastern states are a possibility for certification

Certification Delete (omits paperwork, inspections & state labels where codes don't require it) - \$1,500

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 \$ 2,140
 9-lite Entry Door with mini blinds - half glass, white blinds (no grids) \$ 2,380
 6-panel Entry Door (no glass) - solid door \$ 1,930
 15-lite Entry Door (full glass) - full glass \$ 2,290
 15-lite Entry Door with mini blinds - full glass, white blinds (no grids) \$ 2,590
 Oval Glass Entry Door - decorative oval glass \$ 2,780
 6-lite Signet Fir Entry Door - craftsman-style door, upper glass w/ dentil shelf \$ 3,280
 6-lite Signet Fir Entry Door w/ dual sidelites - craftsman-style door, upper glass w/ dentil shelf \$ 6,380
 12-lite Signet Cherry Entry Door - 3/4 decorative glass \$ 3,430
 12-lite Signet Cherry Entry Door w/ dual sidelites - 3/4 decorative glass \$ 6,940
 Storm Door with full-height removable glass - color matched with entry door \$ 660

Sliding Patio Doors

6' Sliding Patio Door - Sandstone vinyl \$ 2,510
 6' Sliding Patio Door with mini blinds - Sandstone vinyl, white blinds, no grids \$ 3,310
 9' Sliding Patio Door (triple) - Sandstone vinyl \$ 3,370
 9' Sliding Patio Door (triple) w/ mini blinds - Sandstone vinyl, white blinds, no grids \$ 4,620
 Black Vinyl 6' Sliding Patio Door \$ 3,430
 Sierra Pacific 6' Sliding Patio Door - aluminum exterior / wood interior \$ 5,460

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

French Doors

6' Single-active French Doors \$ 4,180
 6' Single-active French Doors with mini blinds - white blinds, no grids \$ 4,820
 6' Double-active French Doors *no screens \$ 4,180
 6' Double-active French Doors with mini blinds *no screen - white blinds, no grids \$ 4,820

Smart Deadbolt upgrade *included with smart packages \$ 390

WINDOWS Windows are included as shown on floor plans

ProVia Aspect - Sandstone vinyl

Double-hung Window - up to 30"x48" - includes shutters \$ 760
 Double-hung Window - 38"x62" egress - includes shutters \$ 960
 Casement Window - up to 30"x48" - includes shutters \$ 870

Black Vinyl Window upgrade - Provia Endure (price is approximate) \$ 390 p/window

Black Alpine Vista Glass upgrade \$ 960

Black Deluxe/Chalet Vista Glass upgrade \$ 780

Sierra Pacific Window upgrade - aluminum exterior / wood interior (price is approximate) \$ 840 p/window

Sierra Pacific Alpine Vista Glass upgrade \$ 3,000

Sierra Pacific Deluxe/Chalet Vista Glass upgrade \$ 2,400

Omissions

Vista Glass Delete - Alpine (4 trapezoid windows in gable) - \$3,000

Vista Glass Delete - Mtnr. Deluxe & Chalet (6 trapezoid windows in gable) - \$5,500

Omit Shutters - \$100 per pair

FLOOR

LVL Floor Rims (center beam integrated into floor system) \$ 30 p/Ln.ft.

Vinyl Plank Flooring - Hemlock (discount from White Oak) - \$3.00 p/sq.ft.

Vinyl Plank Flooring - Hickory (discount from White Oak) - \$3.00 p/sq.ft.

Hickory Natural Flooring upgrade (upgrade from White Oak) \$ 1.80 p/sq.ft.

Hickory Saddle Flooring upgrade (upgrade from White Oak) \$ 1.80 p/sq.ft.

Stained Stair Treads upgrade (to compliment Vinyl Plank Hemlock or Hickory Saddle floors) \$ 300

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

Options

2025

WALLS

Log House Corner upgrade <i>(for realistic solid-log look)</i>	\$ 930	p/corner
Log Dormer Corner upgrade <i>(for realistic solid-log look)</i>	\$ 500	p/corner
Spray foam + fiberglass wall insulation upgrade (R29)	\$ 30	p/Ln.ft.
Sound Deadening Insulation in interior walls	\$ 20	p/Ln.ft.

ROOF/CEILING

Steel roof upgrade - <i>includes snow guards</i>	varies	
Omit Shingles - <i>for site-installed roof by others</i>	- \$1.80	p/sq.ft.
Attic Truss upgrade - <i>ranch homes (8' flat 1st story ceiling w/ pull-down stairs & full length attic)</i>	varies	
Prow Roof upgrade - Mountaineer Deluxe <i>(included on Chalet)</i>	\$ 4,600	
Snow load stage 2 <i>(61-80 lbs. range) *incl. porch/deck sq. ft</i>	\$ 4.80	p/sq.ft.
Snow load stage 3 <i>(81 lbs. and up - designed to local requirements) *incl. porch/deck sq. ft</i>	\$ 6.00	p/sq.ft.
Climate Zone 6 ceiling insulation upgrade - Mtnr. Deluxe & Chalet <i>(4" spray foam / R-52)</i>	\$ 1.90	p/sq.ft.
Extend vaulted ceiling insul. over unfinished room - Mtnr. Deluxe & Chalet	\$ 8.70	p/sq.ft.
Extend Zone 6 vaulted ceiling insul. over unfinished room - Mtnr. Deluxe & Chalet	\$ 10	p/sq.ft.
Shed Dormer Insulation - 7" of spray foam (from 3" vault foam +fiberglass)	\$ 80	p/Ln.ft.
Shed Dormer Insulation - 7" of spray foam (from 4" vault foam +fiberglass)	\$ 50	p/Ln.ft.
Omit ceiling insulation for blow-in insulation by others <i>*Alpines & std. Mountaineers</i>	- \$2.00	p/sq.ft.

DORMERS

6' wide A-Frame Dormer (windows not incl.) - <i>26' wide Mountaineer, Mtnr. Deluxe, Chalet</i>	\$ 8,400	each
8' wide A-Frame Dormer (windows not incl.) - <i>28'-30' wide Mountaineer, Mtnr. Deluxe, Chalet</i>	\$ 10,150	each
8' long Shed Dormer (windows not incl.) - <i>Mountaineer, Mtnr. Deluxe, Chalet</i>	\$ 9,610	each
Lengthen shed dormer 1'	\$ 680	p/Ln.ft.
Interior Kit for dormer in finished area - <i>Mtnr. Deluxe, Chalet</i>	\$ 1,400	p/dormer

PORCH

Porch Stoop - 4x6 A-frame	\$ 6,700	
Porch Stoop - 4x6 Lean-to	\$ 4,900	
Screened Porch upgrade <i>(full-height screens behind std. railings)</i>	\$ 100	p/Ln.ft.
Metal Railing upgrade	\$ 30	p/Ln.ft.
Additional porches, decks, enlarged porch sizes, etc. are available	see sales assoc.	

INTERIOR

Chair Rail upgrade <i>(vertical knotty pine to chair rail / horizontal knotty pine above)</i>	\$ 10	p/Ln.ft.
Stone Accent Wall upgrade	\$ 260	p/Ln.ft.
Enlarge Interior Door to 36" wide	\$ 20	each
Pocket Door upgrade <i>(up to 32" wide)</i>	\$ 170	each
36" Pocket Door upgrade <i>(from swinging door)</i>	\$ 190	each
Barn Door upgrade <i>(from swinging door)</i>	\$ 190	each
Loft extension - Mtnr. Deluxe & Chalet <i>(adds to finished area of 2nd story - 8' incl. standard)</i>	\$ 420	p/Ln.ft.
Knee Wall Door - <i>for access behind loft knee walls</i>	\$ 370	

BATHROOM

Fiberglass tubs/showers (already included where shown on plan) - <i>shower door is additional (see below)</i>		
Tub & Shower - 60"x32"	\$ 1,770	
Jetted Tub & Shower - 60"x32"	\$ 3,720	
Jetted Alcove Tub - 60"x36" <i>(no shower) *includes light</i>	\$ 4,140	
Shower Stall: 32"-48" x36"	\$ 1,630	
Shower Stall: 60"x36"	\$ 1,740	
Neo-angle Shower Stall - 38"x38" with glass surround	\$ 3,840	
Shower Doors - for fiberglass tubs/showers <i>(obscure glass)</i>		
36" shower <i>(swinging door)</i>	\$ 930	
48" shower <i>(swinging door)</i>	\$ 1,670	
60" shower <i>(dual sliding doors)</i>	\$ 1,680	
60" tub & shower <i>(dual sliding doors)</i>	\$ 1,520	
Laminate Showers (upgrades: compare to fiberglass price) - <i>incl. barn-door style clear shower door, light</i>		
48"x36" Laminate Shower	\$ 5,310	
60"x36" Laminate Shower	\$ 6,060	
72"x36" Laminate Shower	\$ 6,540	
Flip-down Shower Seat - laminate showers	\$ 570	
Niche - laminate showers <i>(recessed 2-shelf cubby - in addition to std. corner shelves)</i>	\$ 330	

Options

2025

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)	\$ 660
Hand Shower - in place of shower head at standard height	\$ 360
Hand Shower + Rain Head - hand shower on adj. height slide bar + diverter to wall/ceiling rain head	\$ 840
Freestanding Tub - 67"x34" *incl. light	\$ 4,200
Comfort Height Toilet upgrade	\$ 50
Linen Tower - 20" - 7' high x 21" deep cabinet w/ (2) doors	\$ 1,400
Linen Tower - 30" - 7' high x 21" deep cabinet w/ (4) doors	\$ 1,890
Painted Vanity Cabinetry upgrade (Black Distressed & Arctic White)	\$ 230 or less
Solid Surface or Quartz Vanity Top upgrades	
30" Vanity Top upgrade - solid surface or quartz	\$ 1,020
36" Vanity Top upgrade - solid surface or quartz	\$ 1,140
48" Vanity Top upgrade - solid surface or quartz	\$ 1,320
60" Vanity Top upgrade - solid surface or quartz	\$ 1,500

LAUNDRY & PLUMBING

Laundry Package (plumbing, dryer vent box & recepts.) *already incl. if washer/dryer are shown on plan	\$ 910
Laundry Tub - wall mounted	\$ 730
Laundry Cabinetry/Sink	see sales assoc.
Rough Plumbing for future 2nd story Full Bath - Mountaineer, Mtnr. Deluxe, Chalet	\$ 600
Rough Plumbing for future 2nd story Half Bath - Mountaineer, Mtnr. Deluxe, Chalet	\$ 480
50 gallon water heater - includes utility light *already included if shown on floor plan	\$ 1,560

KITCHEN

4'-6" Island w/ bar on one side (2 drawers, 1 pendant light, 2 rec.) *already incl. if shown on plan	\$ 3,830
5' Tiered Island - ELITE w/ elevated bar (3 drawers, dbl. trash cans, 4 pull-out shelves, 1 pendant light, 2 rec.)	\$ 6,730
Painted Kitchen Cabinetry upgrade (Black Distressed & Arctic White)	\$ 1,570 approx.
Enhanced Kitchen feature package 20" pantry, appliance garage, sink tip-out trays, under-cabinet lighting	\$ 3,740
Elite Kitchen feature package all Enhanced features plus: staggered height cabinets, refrigerator enclosure, glass door in corner cabinet	\$ 6,060
Enhanced Island feature package trash can pull-out (dbl. trash cans), (4) pull-out shelves	\$ 1,230
Elite Island feature package all Enhanced features plus: paneled island back, decorative counter top braces	\$ 1,800
Pantry Cabinet - 20" (7' high x 26" deep cabinet w/ 2 doors and 4 pull-out shelves)	\$ 2,200
Pantry Cabinet - 30" (7' high x 26" deep cabinet w/ 4 doors and 4 pull-out shelves)	\$ 2,680
Refrigerator Enclosure upgrade (full depth cabinet above w/ solid panels both sides of fridge)	\$ 1,180
Full-height Wall Cabinets upgrade (available only on homes w/ flat ceilings)	\$ 2,040 approx.
Trash Can Pull-out (dbl. trash cans)	\$ 390
Open Shelving - 2 levels of open kitchen shelving	\$ 260 p/Ln.ft.
Range Hood, recirculating (in place of microwave)	- \$150
Chimney Range Hood, vented out (in place of microwave & over-range cabinet)	- \$170
Microwave Drawer - to be installed in base cabinet	\$ 1,920
Vent Microwave or Hood to exterior - through ext. wall	\$ 110
Vent Microwave or Hood to exterior - through ceiling	\$ 240
Solid Surface (Corian) counter top upgrade	\$ 100 p/sq.ft.
Quartz (Cambria) counter top upgrade	\$ 150 p/sq.ft.
Maple Butcher Block island top upgrade	\$ 70 p/sq.ft.
Walnut Butcher Block island top upgrade	\$ 110 p/sq.ft.
Single-bowl Kitchen Sink - large (instead of standard double-bowl)	\$ 0
Apron-front Kitchen Sink (instead of standard double-bowl)	\$ 530
Garbage Disposal - 3/4 hp.	\$ 780
Under-cabinet Lighting *included w/ feature packages	\$ 930

Options

2025

TILE FLOORING & BACKSPLASH	BACKSPLASH PER FOOT	FLOORING PER SQ FT
American Estates - Saddle (6x36 planks)	\$ 110	\$ 20
Cavatina - Encore (12x24)	\$ 110	\$ 20
Classentino Marble - Palazzo White (12x24)	\$ 120	\$ 30
Concrete Masonry - Greige (15x30)	\$ 120	\$ 30
Dreamscape Hex - Carrara (2")	\$ 150	\$ 60
Dreamscape Hex - Nero (2")	\$ 150	\$ 60
Heritage - Walnut Mosaics (2x2)	\$ 130	\$ 50
Heritage - Walnut (16x16)	\$ 110	\$ 20
Marble Attache - Nero (12x24)	\$ 120	\$ 30
Subway Glossy - White (3x6)	\$ 110	\$ 30
Urban District - Garden (2x8 bricks)	\$ 120	\$ 30
Urban District - Midtown (2x8 bricks)	\$ 120	\$ 30
Zen Flat - Bora Wilderness (pebbles)	\$ 130	\$ 50
Zen Flat - Tahitian Black (pebbles)	\$ 130	\$ 50
<i>*Choose from the above options for shower tile - Tile showers are priced per project</i>		

ELECTRICAL

Whole Home Energy Monitor for panel <i>*included. w/ smart packages</i>	\$ 550
Discount for elimination of ceiling fan fixture	- \$200
Discount for elimination of light fixture	- \$40
Additional Receptacle in room <i>(if more receptacles are desired than the standard room amount)</i>	\$ 50
Receptacle on dedicated circuit	\$ 250
Floor Receptacle	\$ 210
Phone jack	\$ 90
TV jack	\$ 90
TV jack & Receptacle 5' above floor for wall-mounted TV	\$ 140
Doorbell w/ chimes (front door)	\$ 180
Additional doorbell button for secondary door	\$ 60
Smart Doorbell w/ chimes (front door) <i>*incl. w/ some smart packages</i>	\$ 420
Additional Porch Light <i>(wall-mounted or hanging)</i>	\$ 330
Porch Ceiling Light <i>(recessed-style LED)</i>	\$ 190
Prow Lighting <i>(6 recessed-style LED lights in prow roof)</i>	\$ 1,120
Exterior Ceiling Fan (no light)	\$ 490
Exterior Ceiling Fan with light	\$ 680
Floodlight <i>(2-bulb w/ motion sensor)</i>	\$ 410
Smart Floodlight + Camera	\$ 520
Additional exterior receptacle <i>(pkgs. include recepts. on front & back of house & at each side door)</i>	\$ 210

SMART HOME PACKAGES

Smart Essentials <i>(energy monitor in elect. panel, switches for great rm & exterior lighting, front deadbolt)</i>	\$ 1,500
Smart Plus <i>(energy monitor, appliance breakers, great rm/ext. lighting, smoke alarms, deadbolt & doorbell)</i>	\$ 3,480
Smart Full Suite <i>(energy monitor, breakers, switches & fan controls, smoke alarms, deadbolt & doorbell)</i>	\$ 6,720

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>	\$ 2,130	
Corner Wood Stove Prep - stone wall finish/tile floor	\$ 3,300	
Linear Electric Fireplace in pine wall <i>(visual flames, auxiliary electric heat)</i>	\$ 1,320	
Linear Electric Fireplace w/ stone wall facing <i>(visual flames, auxiliary electric heat)</i>	\$ 3,190	
Prep for Gable Fireplace - Mtnr. Deluxe & Chalet <i>(omit center 2 Vista Glass, create wall opening)</i>	- \$2,650	
Electric baseboard heat <i>*see special rates for select styles below</i>	\$ 2.70	p/sq.ft.
Electric baseboard heat - Mountaineer Deluxe / Chalet / Alpine	\$ 3.00	p/sq.ft.
Smart Heat upgrade <i>(1 smart thermostat in great rm, smart heat breakers) *requires whole home energy monitor</i>	\$ 840	
Smart Thermostat upgrade for baseboard heat <i>*1 already included w/ smart heat package</i>	\$ 130	
Under-tile Floor Heat - electric	see sales assoc.	
Chase openings in floor & ceiling (for future HVAC system) <i>+ cost of surrounding walls</i>	\$ 240	
Return Air Duct in interior wall (for future HVAC system)	\$ 90	each



Package Explanations

Main Shell

- Floor constructed of 2x10 joists spaced 16" o/c with 3/4" OSB tongue & groove sub-floor
- Walls constructed of 2x6 studs spaced 16" o/c with 7/16" OSB wall sheathing and Tyvek® house wrap
- Roof constructed of engineered trusses spaced 24" o/c
- Roof decked with 5/8" OSB sheathing
- Porch floor consists of TimberTech® composite decking material
- Log siding on exterior is White Pine 2x8 tongue & groove with Haley Paint® Wilderness Ultra Log Stain™ sealer
- GAF® lifetime architectural shingles over synthetic roof underlayment w/ ice & water shield at eaves
- ProVia® insulated vinyl windows – double-hung/tilt with max efficiency triple-pane Low-E/Argon glass
- ProVia® insulated fiberglass entry doors with 9-lite double-pane glass and Schlage® lever latches & dead bolts

Insulation

- Walls insulated with R21 fiberglass insulation
- Ceiling insulation in sloping ranch ceilings shall be blown in on-site
- Flat ceiling in Alpine & Mountaineer homes factory-insulated with R49 fiberglass insulation
- Vaulted ceilings in Mountaineer Deluxe & Chalet homes factory-insulated with R46 closed-cell foam +fiberglass
- Vaulted ceilings in Alpine homes factory-insulated with R48 closed-cell spray foam
- ** Floor insulation is *NOT INCLUDED* & shall be provided & installed by the customer

Interior

- Engineered White Oak tongue & groove wood floors with durable clear finish
- Walls & ceilings finished in ¾" tongue & groove knotty-pine boards with 2-coat clear finish
- Knotty-pine solid wood interior doors (v-groove arch top) with Schlage® lever latches
- Wood closet shelving – adjustable height

Kitchen

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

Bathrooms

- All plumbing fixtures are installed as dictated by floor plan
- Tubs and showers are 1-piece fiberglass units with Moen® faucets & shower heads
- Solid wood vanity cabinetry with cultured marble 1-piece top/sink and Moen® faucets
- GE® water heater installed *IF* shown on floor plan (all std. layouts without interior basement access)
- Exhaust fan/light combination in ceiling, light over sink, and at least (1) 20-amp GFCI receptacle
- Medicine cabinets with mirrors above sink bowls
- Moen® amenities such as: toilet paper holder, hand towel ring, towel bar and robe hook

Electrical

- 200-amp Leviton® panel box with breakers & surge protector installed (in basement, or on main level w/ 2-conduits thru floor)
- Ceiling fans with lights in living room and bedrooms (includes designated fan switch w/ speed control)
- LED lighting: indoor lights per layout (on dimmers), exterior light included on porch and at each additional exterior door
- Exterior receptacle on front and back of each home and at each secondary door
- Tamper-resistant receptacles spaced around rooms (less than 12' apart)
- Smoke/CO alarm in hallway & loft area and a smoke alarm in each bedroom – all hard-wired together