

How Much Does it Cost

to Build a Yankee Barn Home?



Construction Costs

Construction Costs are typically estimated based on the Living Square Footage of your home. The Living Square footage is defined as all the floors – basement, first floor, second floor and above the garage. These are the major cost factors to consider when estimating the cost-of-living square footage:

- Foundation YBH Package (Including Tax & Delivery)
- YBH Assembly
- General Contracting: Electrical/Mechanicals, Interior Framing, Kitchen & Bath, Painting, Finishes, Exterior Siding & Roofing

Site Work Costs

The site work is one of the largest cost variables in building a home. If your site is remote and clearing/preparing the site with utilities needs to be done, the cost is going to be more expensive than a build- ready lot. Here are the factors to consider when estimating your site work costs:

- Lot location: *State & landscape*
- Clearing
- Driveway
- Power
- Septic
- Water/Well

The Add-Ons

Cost estimates don't end with square footage and site work. Be aware that "Add-Ons" need to be factored into your overall budget, too. The following items are NOT included in living square footage but need to be considered before building your home:

- Porches, Decks, Patios
- Landscaping & Hardscaping
- Garage: *One or two stories, insulated, attached/detached, etc.*
- Basement: *If finished space is not included in the living SF above, any work/space/ windows/doors in basement*
- Non-typical "upgrades": *Generator, Hot Tub, Solar, Geothermal, etc.*

YBH Sample Budget Estimate

Case Study: MoonRise Cottage



We've put together a sample home budget of our MoonRise Cottage to demonstrate the full cost to build your Yankee Barn Home.

As you may know, costs can vary drastically based on your location, builder, and level of finishes. For example, the same home and lot in rural New Hampshire would likely cost less than the same home and lot in the Hamptons, NY.

Construction Cost (Living SF 1,884 SF x \$450/SF)	\$847,800
Site Work Cost (clearing, excavating, power, driveway, septic, well)	\$100,000
Garage (552 SF x \$115/SF)	\$63,480
Porches, Decks, Patio (444SF x \$75/SF)	\$33,300
Finished Basement Framing/Finishes (1,036 SF x \$150/SF)	\$155,400
TOTAL SAMPLE COST TO BUILD A YANKEE BARN HOME	\$1,199,980

**Excluding the cost of raw land, landscaping/hardscaping/add-ons & upgrades*

Estimate Worksheet

for your Yankee Barn Home



Our team at Yankee Barn Homes has developed this worksheet to make it easy to get a rough idea of your total build costs including the Yankee Barn Shell Package

STEP 1: Main Living Square Footage Construction Costs

Main Living Sq Ft*	Est. Builder Cost per Living Sq Ft		MAIN LIVING COST
_____	_____	=	_____

*Main Living Square Feet Includes: first and second floors, loft area, finished space above garage and any other conditioned living space above grade. Builder cost shown is a sample price, check with local builders for approx. \$/sf in your site location.

STEP 2: Additional Area Construction Costs

	Total Sq Ft	Est. Cost per Sq Ft	Cost
Garage	_____	_____	_____
Porches, Decks, Patios	_____	_____	_____
Finished Basement	_____	_____	_____
		Total Est. Cost	_____

STEP 3: Site Work Costs

Site Work: Including clearing, excavating, power, driveway, septic, water and well.	_____	(Sample Cost \$100k+)
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TOTAL ESTIMATED COST*

(Step 1 + Step 2 + Step 3): _____

*Total Estimated Cost excludes the cost of land, site blasting if needed due to ledge, landscaping, hardscaping, and upgrades.

Building with Yankee Barn Homes

Our Six Step Process



1.

Pre-Design

Evaluate if YBH is a fit for your project. Review pricing information and a scope of work with your customer service representative. Sign your Design Agreement, and submit deposit.



2.

Design Process

Meet your team and begin the design process. Based on your criteria, your custom floor plans will be created. Review 3D virtual tours and final pricing.



3.

Builder Selection

Once you have selected your builder you will review progress plans, timelines, budgets and permitting needs with your contactor. YBH will assist you along the way.



4.

Production Process

You will sign Build Contract with deposit and receive final construction plans for your home. Your Home Shell Package will be scheduled for production in our facility.



5.

Delivery & Assembly

Delivery to your site will be coordinated with your builder. A YBH supervisor will be on-site. You have the option to have a YBH crew to assemble your home.



6.

On-Site Building

Your builder/general contractor will take it from here and install the exterior siding, roof material and exterior doors for a weather tight shell.

Our team is here to help. Let's talk. (800) 258-9786