

How Much Will Your LHM Home Cost?

A custom home designed to fit your lot and budget is our specialty.

WE OFFER BOTH SOLID LOG & CONVENTIONAL CONSTRUCTION

The price per square foot formulas provide you with a "ball park" estimate and a basic starting point. We custom price every project to ensure we include the best price & building materials available. The most accurate quote requires a set of up to date blueprints, available upon request.

Complete Turnkey Log Home

Turnkey Formula:

\$200 x Main Floor & Loft Sq. Ft.

- » Blueprints & cut sheet
- » Pre-engineered truss floor system
- » 8 inch pine, tongue and groove logs
- » Insulation gasket between logs
- » Steel, insulated, exterior doors & hardware
- » R49 insulated roof system with 30-year asphalt shingles
- » Low-E Marvin insulated clad windows,
- » All interior finish work, to include tongue and groove pine, sheetrock, 6-panel knotty pine doors, hardware, pine trim and rustic log railings
- » Custom hickory kitchen cabinets, pine bathroom vanities with cultured marble tops, sinks, faucets and pine vanity mirrors
- » Plumbing includes: water & sewer lines (through foundation), stainless steel or Swanstone kitchen sink, tub & shower enclosures, & washer & dryer hook-ups (does not include shower doors)
- » Electrical includes: wiring to code, 200 amp service panel, (off peak electrical is not included) wire and install owner's light fixtures
- » Forced air gas heat, air conditioning, and air exchange system
- » Interior wood preservatives & paint
- » Sikkens exterior preservative
- » Exterior caulking
- » Light fixture allowance of \$2000

This package is designed to give you a complete home, ready for occupancy, with the exception of:

- » Floor coverings
- » Well & septic systems
- » Rustic log beams
- » Finished landscaping
- » Appliances
- » Decks
- » Foundation
- » Fireplace
- » Shower doors
- » Power transfer to new structure

We can add any or all of these items to the proposal, as an allowance, upon request.

Shell Log Home

Shell Materials Only =

\$75 x Main Floor & Loft Sq. Ft.

Shell Materials + Labor =

\$100 x Main Floor & Loft Sq. Ft.

- » Blueprints & cut sheet
- » Wood I Joist floor system
- » 8 inch pine, tongue and groove logs
- » Insulation gasket between logs
- » Nails and spikes
- » Steel, exterior doors & hardware
- » Interior stud walls, no covering
- » Stairways (no railings)
- » Un-insulated roof system with 30-year shingles
- » Low-E Marvin insulated clad windows
- » Exterior trim, soffits, and cedar fascia
- » Caulk
- » Labor (optional)

This package is designed to give the buyer a finished home as viewed from the exterior, however, unfinished on the interior.

Logs Only

Logs Only =

\$185 Per Lineal Ft.

\$185 x The Total Outside Perimeter

Logs & Log Labor =

\$255 Per Lineal Ft.

\$255 x The Total Outside Perimeter

- » Cut sheets
- » 8 foot sidewalls with 8 inch pine, tongue and groove logs
- » 10 inch spikes
- » Insulation gasket between logs

PLEASE NOTE THE FOLLOWING

Pricing Information:

- » Each home is priced on an individual basis.
- » The package examples are suggestions and can be adjusted in any way.
- » Square foot formulas can be applied to plans that are 1500 square feet or more.
- » Plans less than 1500 square feet are

Conventional construction quote available upon request

Finished Basement Is The Best Buy

Basement finishing may very well be the least expensive way to expand your finished living area, at a very moderate cost of \$60.00 per square foot, and will match the upper level. With most basement walls being 8 ft. in height, with enlarged windows, you will have a very comfortable atmosphere - including much privacy. A walkout basement, where adaptable, will also add convenience and enjoyment, priced separately.

View Our 3 Model Homes – 1 mile North of Walker on Hwy 371

We're open Mon-Fri: 9AM - 4PM

Are weekends or evenings more convenient?

No problem – please call our office to set an appointment.



Start Your Plans Today!

LogHomesMN.com

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