



Lake Country Milled Homes

Average Square Foot Pricing



Average Price/ Sq. Ft. for Milled Log and Material Package: \$55-70/ sq. ft.

Log Species: Lodge Pole Pine, White Pine, Engelmann Spruce, Douglas Fir, Western Red Cedar

Package Inclusions:

LOG WALLS:

Log walls, predrilled for electric wiring and boxes
Log wall assembly hardware including 1/2"x10" lag bolts, foam tape, notch gaskets, and caulking (as per plan)
Log wall assembly drawings detailing placement of each log
(Through bolts available if required)

ROOF SYSTEM:

Handcrafted Log or Timber beams and rafters. Also manufactured trusses
1/2" Roof sheathing, Western Red Cedar fascia, and 1x6 tongue and groove pine soffit
30# roofing felt, ridge and soffit vents, ice and water barrier
Asphalt fiberglass shingles, metal roofing, or Western Red Cedar Shakes (homeowner's choice)

MAIN SUB-FLOOR Main floor sub-floor **included**

SECOND FLOOR SYSTEM:

Timber joists with 2x6 Douglas Fir loft decking OR timber joists and sub-floor (2 x joists with 3/4" sheathing)

GABLES:

2x6 framing as per design with 1/2" sheathing, Tyvek housewrap and Gable Flashing
Log siding or wood siding for exterior of gables

PORCH MATERIALS (as per design):

Posts, beams, roof system, 1x6 pine T&G paneling for ceiling, decks, railing, and pressure treated floor framing

INTERIOR WALLS 2x4 and 2x6 framing lumber AND/OR solid log interior walls (as per design)

WINDOWS:

Metal clad wood windows or vinyl with Low-E insulated glass, grills, screens, custom wood jambs, log wall door and window flashing, 2x6 bucks

EXTERIOR DOORS:

Pre-hung fiberglass entry doors, metal clad wood French doors, metal clad wood or vinyl sliding patio doors, steel fire doors where required

EXTERIOR TRIM: 1x6 pine trim for exterior doors and windows

1x6 T&G PINE CEILINGS AND SOFFITS

DORMERS:

2x6 framing as per design with 1/2" sheathing and Tyvek housewrap
log siding or wood siding and corner boards for exteriors

INTERIOR STAIRS AND RAILING

Pre-assembled Douglas Fir Handcrafted log or timber stairs first floor to upper with timber landing, if required
Interior Railing— Western Red Cedar Handcrafted Log Railing

Delivery to job site is additional

Please allow approximately 10-12 weeks from initial deposit to delivery of your milled log and material package. (Based on average sized home).

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