

How Much Will A LHM Log Home Cost?



Log Homes Minnesota Specializes In Both Solid Log and 2 x 6 Conventional Construction A Custom Home Designed Just For You Is Our Specialty!

A Complete Turnkey Package Includes the Following

- Blueprints
- Site visit
- Wood I Joist floor system
- 8 inch pine, tongue and groove logs
- Insulation gasket between logs
- Steel, insulated exterior doors
- R44 insulated roof system with 30 year shingles
- Low-E Marvin insulated clad windows
- Labor
- All interior finishing including tongue and groove pine, sheetrock, 6 panel knotty pine doors, hardware, pine trim and rustic log railings
- Custom hickory cabinets, pine 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 and shower enclosures, and 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
- Appliance allowance of \$5000
- Light fixture allowance of \$2000

This package is designed to give our customer a complete home, ready for occupancy, with the exception of: floor coverings, well & septic systems, rustic log beams, finished landscaping, decks, fireplace and foundation.

Turnkey Price=
\$140 x Main Floor & Loft Sq. Ft.

A Shell Log Home Includes the Following

- Blueprints
- 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
- Stairways (no railings)
- Uninsulated 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 our buyers a finished home as viewed from the exterior, however, unfinished from the interior.

Shell Materials Only=
\$55 x Main Floor & Loft Sq. Ft.

Shell Materials & Labor=
\$70 x Main Floor & Loft Sq. Ft.

A Logs Only Package Includes the Following

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

Logs Only=
\$120 x Total Outside Perimeter

Logs & Log Labor=
\$175 x Total Outside Perimeter

Pricing Information

Each home is priced on an individual basis. The above package examples are suggestions and can be adjusted in any way. The formulas shown can be applied to plans that are at least 1500 square feet. Anything less than 1500 square feet needs to be custom priced.

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 \$40.00 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 to further convenience and enjoyment.

**For a conventional construction or solid log price quote,
please call or email. We welcome all inquiries.**



View Our 3 Model Homes:
Mon.-Fri.: 9 am-4 pm, or by appointment

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PRICES EFFECTIVE 8-31-16
(SUBJECT TO CHANGE)

Over 1000 Log Homes Sold Since 1980

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