

# Country Carpenters Accessory Homes

Small Homes. Big Heart. Timeless Living.



Country Carpenters
ACCESSORY HOMES

**Barns & Homes by Country Carpenters**

countrycarpenters.com | 860-228-2276



# Thoughtful Spaces for the Way You Live Today

Imagine expanding your property's potential while solving real needs for your family—and your future. Accessory Dwelling Units (ADUs) are transforming backyards across America into valuable, versatile spaces that work as hard as you do.

These beautifully crafted small homes (typically 500-900 square feet) offer you the freedom to:

- Build wealth through steady rental income
- Keep family close with comfortable, independent housing for aging parents
- Launch loved ones by providing affordable starter homes for young adults
- Welcome guests in style with dedicated visitor accommodations

As housing needs evolve and communities embrace smarter development, ADUs represent more than just additional square footage—they're an investment in flexibility, family, and financial security.

Country Carpenters, Inc. brings generations of New England craftsmanship to every ADU we build. Choose from our Post & Beam Barns collection for rustic charm or our Early New England Homes line for classic elegance. Either way, you'll get a stunning, high-quality dwelling that enhances both your property value and your quality of life.

**Your Land. Your Legacy. Your ADU.**

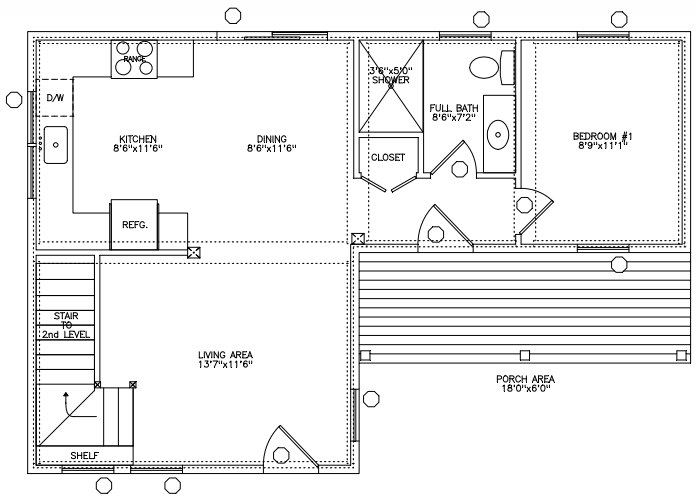



# THE Beckwith

(2 BED 1 BATH, 840 SQ. FT. – Basic Building Package Starting at **$35,460**)

The Beckwith ADU features a traditional Ell addition, hearkening back to the continuous architecture old New England is so loved for. The extra space on the first floor allows for a second bedroom, home office, or whatever use best suits its lucky residents. Supported by an impressive, exposed timber ceiling, the classic winder stair leads to a second-floor loft well-lit by a full shed dormer and with a balcony view to below. Purposeful design and handmade craftsmanship make this small home a sweet home!

## FIRST FLOOR

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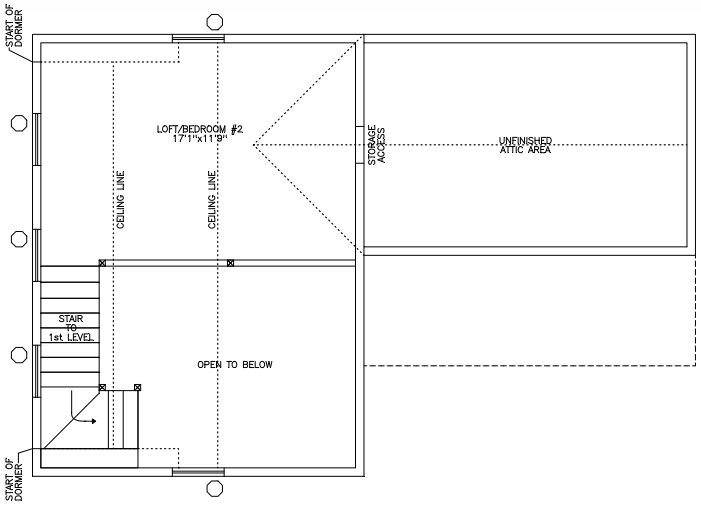


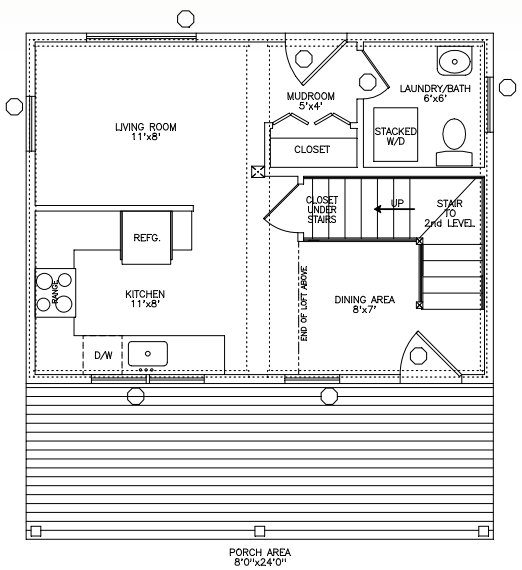



# THE Nutmeg

(1 BED 1.5 BATH, 708 SQ. FT. – Basic Building Package Starting at **$22,680**)

The Nutmeg ADU is a charming small home with captivating features! The covered farmer's porch-main entry both invites and protects year-round. Inside, a handcrafted full-dimension, rough-sawn timbered ceiling personifies the timeless style our homes are known for and sets our ADUs above all others. This is a one-bedroom home, including 1-1/2 bathrooms and a sunny loft bedroom with an unexpected balcony with a view to below. The Nutmeg's thoughtful design includes all the amenities of a larger home, and its farmhouse charm proves small can be beautiful!

## FIRST FLOOR

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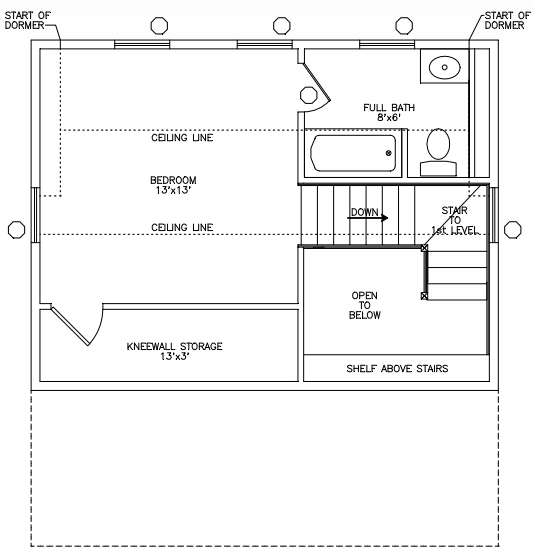


# NEW ENGLAND HOME ADU PRICING

## MAIN ADU SIZES

| | |
|---|---|
| 18′ x 24′ | $22,680 |
| 18′ x 30′ | $28,350 |
| 20′ x 24′ | $25,200 |
| 20′ x 30′ | $31,500 |
| 22′ x 24′ | $27,720 |
| 22′ x 30′ | $34,650 |

## OPTIONAL ELL OR WING FOR ADU

| | |
|---|---|
| 8′ x 18′ * | $7,560 or $52.50 /sq ft. |
| 10′ x 18′ * | $9,450 or $52.50 /sq ft. |
| 12′ x 18′ * | $11,340 or $52.50 /sq ft. |

## OPTIONAL 6′ FARMERS PORCH FOR ADU

| | |
|---|---|
| 6′ x 24′ * | $1,900 or $80/run ft. |
| 6′ x 30′ * | $2,400 or $80/run ft. |

* More sizes available in 2′ increments upon request

## BASE BUILDING PACKAGE AND ADDITIONS INCLUDE

Engineer stamped building plans and construction booklets

Full dimension, rough sawn #2 Eastern White Pine, pre-cut and labeled

- 14″ x 10″ Summer Beams
- 4″ x 10″ Rim Beams
- 7″ x 8″ Center Posts
- 5″ x 6″ Floor Joists
- Galvanized Steel Connection Plates

Dimensioned, kiln-dried #2 Douglas Fir, pre-cut and labeled

- 2″ x 6″ First Floor Exterior Wall Studs at 16″ o.c.
- 2″ x 12″ Common Rafters at 16″ o.c.
- 2″ x 16″ Ridge

First Floor Ceiling Boards

- 1″ x 8″, 10″ & 12″ Premium Grade, Kiln-Dried T&G Eastern White Pine

## MAKE IT YOURS: PERSONALIZE EVERY DETAIL WITH CUSTOM OPTIONS

Choose from our handcrafted selection of premium trim, doors, closets, paneling, and hardware to create a space that's uniquely yours.

- Interior & Exterior Trim
- Wide Board T&G Flooring – 12″-17″
- Narrower T&G Flooring – 8″, 10″, & 12″
- Wall Paneling & Wainscoting
- Built Ins & Closets
- Early New England Winder Stair
- 36″ Front Entry Door with Transom Window & Storm Door
- Board & Batten Doors
- 4-Panel Doors
- Period Hand Forged Hardware

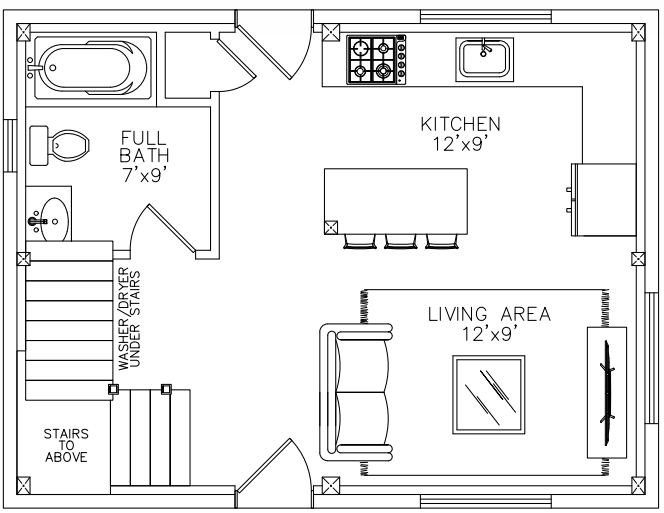



# THE Baker I

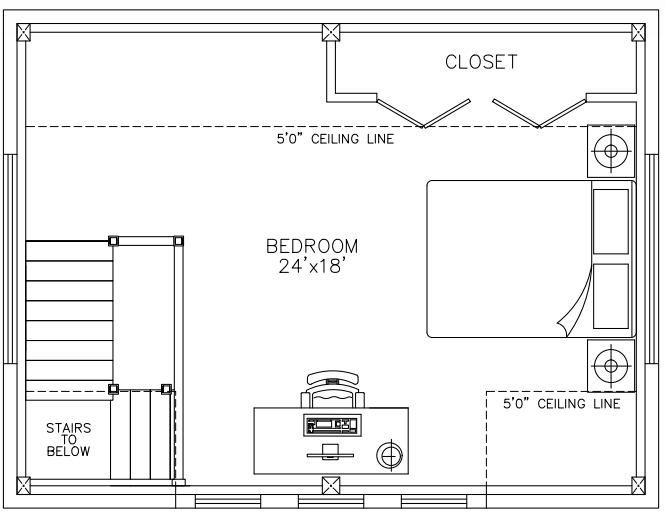
(18'X24', 1 BED 1 BATH, 740 SQ. FT. – Basic Building Package Starting at **$51,250**)

The Baker I ADU blends classic post and beam craftsmanship with a warm, livable footprint designed for everyday comfort. Handcrafted mortise and tenon joinery, rough-sawn timbers, and pegged braces give this charming ADU its unmistakable appeal. Inside, a cozy living area and full first-floor bath lead to a spacious second-floor bedroom crowned by a cathedral ceiling. Timeless, efficient, and uniquely yours, it's a perfect retreat or guest residence.

## FIRST FLOOR




## SECOND FLOOR



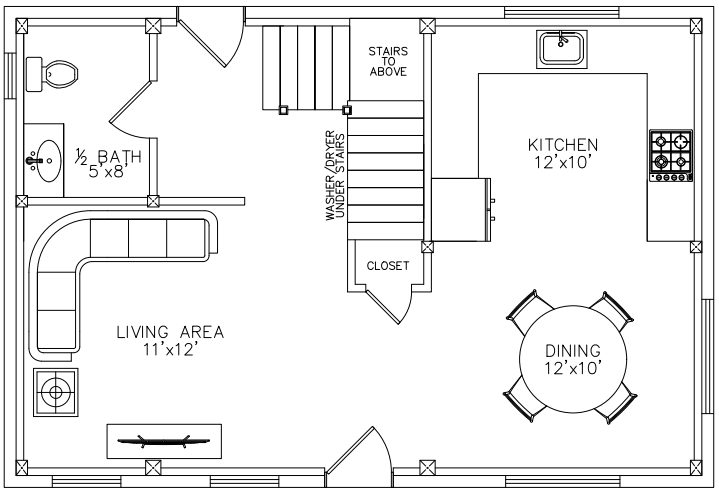



# THE Baker II

(20’X30’, 2 BED 1.5 BATH, 1000 SQ. FT. – Basic Building Package Starting at **$63,685**)

Designed for those seeking both space and character, this timber frame ADU features authentic post and beam construction with mortise and tenon main tie beam connections, pegged braces, and full-dimension 8"x10" posts. The first floor offers an inviting dining space next to the kitchen, a separate living area, and a full bathroom for everyday convenience. The second story impresses with cathedral ceilings throughout, housing two equally-sized 12'x16' bedrooms ideal for multi-generational living or hosting extended guests.

## FIRST FLOOR

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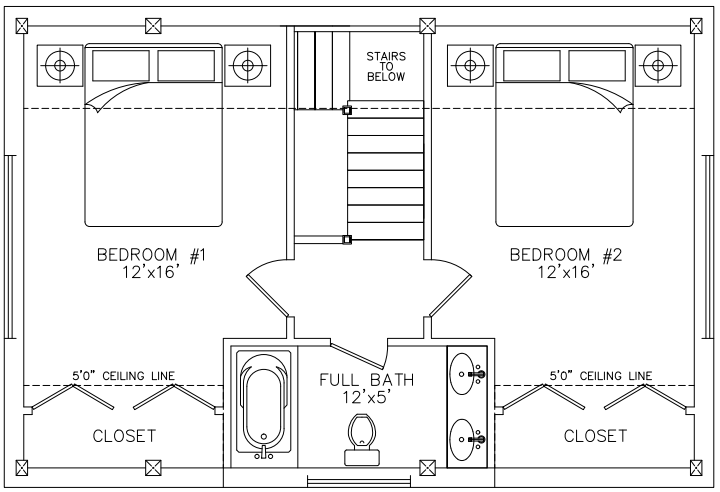


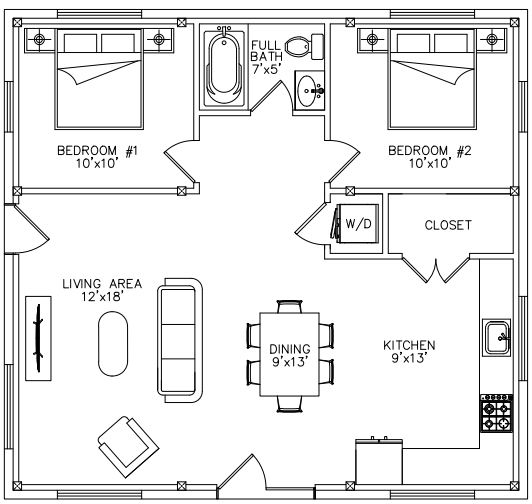



# THE Cothard

(28'X30', 2 BED 1 BATH, 840 SQ. FT. – Basic Building Package Starting at **$55,255**)

The Cothard ADU delivers smart, single-level living with timeless post and beam character. Exposed rough-sawn timber and a 10' enclosed lean-to create a warm, inviting exterior, while the open-concept interior has an impressive 18' free-span which offers exceptional flexibility. Inside, two first-floor bedrooms feature vaulted ceilings, complemented by a functional L-shaped kitchen, adjacent dining area, and an impressive 12'x18' living space. As our most affordable ADU option, The Cothard proves that thoughtful design and classic craftsmanship can be both beautiful and

## FIRST FLOOR

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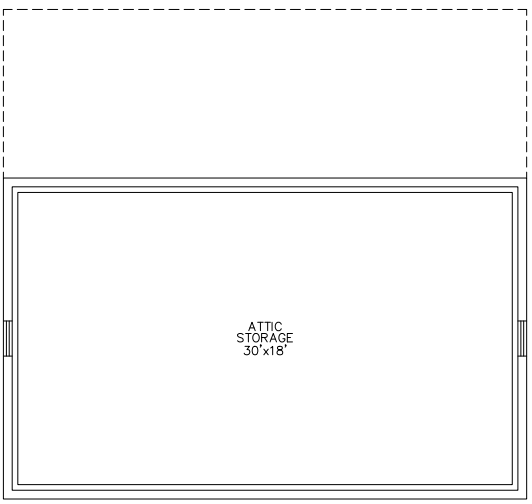


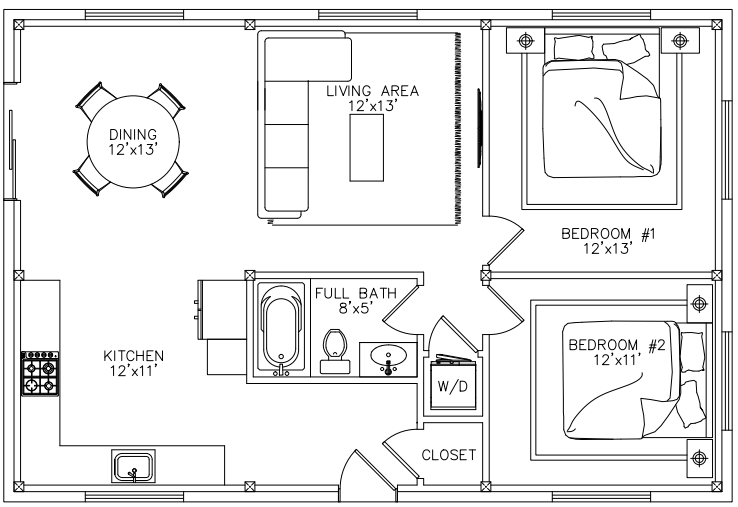



# THE Revere

(24'X36', 2 BED 1 BATH, 860 SQ. FT. – Basic Building Package Starting at **$55,415**)

The Revere ADU captures the timeless appeal of a classic New England Saltbox with a thoughtfully efficient, single-floor layout. Its traditional design makes smart use of space, offering two first-floor bedrooms alongside a full-size kitchen and a spacious, inviting dining area and rough sawn timbered ceiling. A 24' gable depth and an included storage loft provide valuable extra space without compromising livability. Rooted in tradition and designed for comfort, The Revere ADU is an ideal choice for those seeking classic style with practical, everyday function.

## FIRST FLOOR

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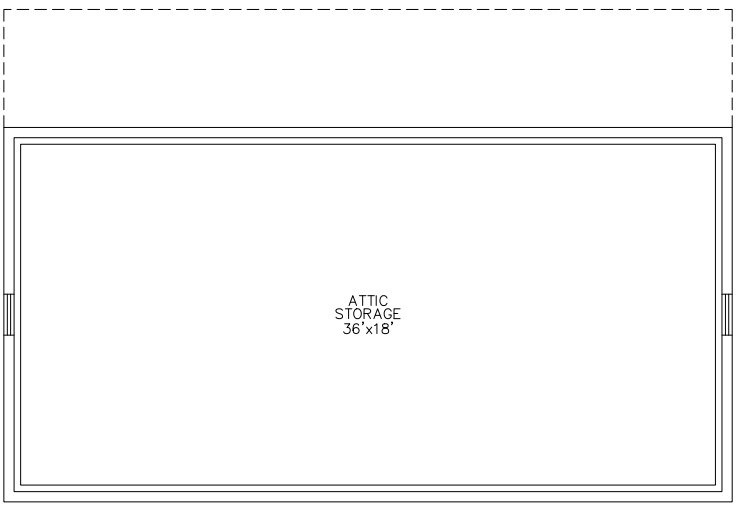

# NEW ENGLAND STYLE BARN ADU PRICING

## BAKER I

| | |
|---|---|
| 18′ x 18′ | $42,785 |
| 18′ x 24′ | $51,250 |
| 18′ x 30′ | $58,855 |
| 18′ x 36′ | $66,580 |

## BAKER II

| | |
|---|---|
| 20′ x 18′ | $45,285 |
| 20′ x 24′ | $54,915 |
| 20′ x 30′ | $63,685 |
| 20′ x 36′ | $71,845 |

## COTHARD

| | |
|---|---|
| 28′ x 24′ | $48,630 |
| 28′ x 30′ | $55,255 |
| 28′ x 36′ | $60,835 |
| 28′ x 42′ | $66,555 |

## REVERE

| | |
|---|---|
| 24′ x 24′ | $43,395 |
| 24′ x 30′ | $49,305 |
| 24′ x 36′ | $55,415 |
| 24′ x 42′ | $61,725 |

## BASE BUILDING PACKAGE AND ADDITIONS INCLUDE

Engineer stamped building plans and construction booklets

Pre-cut pressure treated sills

Full dimension, rough sawn, Eastern white pine, pre-cut and labeled post and beam frame

Kiln dried premium siding

Kiln dried roof sheathing

Kiln dried premium loft boards

## MAKE IT YOURS: PERSONALIZE EVERY DETAIL WITH CUSTOM OPTIONS

Choose from our handcrafted selection of premium doors, cupolas, and hardware to create a space that's uniquely yours.

- Exterior Roof Trim
- Kiln Dried Premium Loft Boards
- Kiln Dried Premium Pine Siding
- Heavy Duty Stairs
- Interior Z Brace Doors
- Swing-Out & Sliding Doors
- Hand Forged Hardware
- Handmade Cupolas

# FREQUENTLY ASKED QUESTIONS

**What are the typical Turnkey costs for building an ADU?**
Since ADU's are essentially just smaller residences, they still require all of the same amenities as typical new home construction and as such will have similar per square footage costs. Costs will vary widely depending on the area that you live in and the builder that is chosen but the typical range is between $300 - $600 per square foot. Expect a higher per square footage cost for smaller ADU though as the same processes will need to be completed regardless of size which means that often you will be able to get a lower square footage cost on a larger model. Choosing a pre-designed kit from Country Carpenters will also help to reduce costs on the project.

**Can I build this ADU on my own as a homeowner?**
While the overall size and scope of an ADU may make the prospect of a self-build seem more attainable to the DIYer, and it is possible in certain areas, be sure to check with your local municipality as some require all construction work be performed by licensed contractors.

**Is this a prefabricated or "kit house"?**
This is a pre-cut Building Package that is shipped in labeled and/or color coded parts ready to assemble on-site. Including framing parts and pieces, pre-cut rafters, along with additional pre-cut or made finish items as applicable. Certain "common materials", as well as fixtures, utilities and finishes are not included. Plans and other written support are provided to assist in on-site construction.

**Does Country Carpenters build these homes on site?**
We do not offer construction services for our homes, but we will work closely with your preferred builder throughout the process. Within New England and most of the greater New England area we can offer our crew and crane to work on site with your carpenters for one day to help with framing. Depending on your location we may be able to recommend a carpenter or GC for you to complete the build from start to finish.

**How long does it take to build?**
A reasonable project timeline could be estimated at 12 - 18 months from kit purchase to completion. However, there are many variables which will affect the time it takes to build one of our ADUs, such as the size of the home, the number of amenities you might add, site conditions, and so on.

**What comes in the Base Package?**
Our base package includes fully engineered building plans and other written support, framing parts and pieces, pre-cut rafters, along with additional pre-cut or made finish items as applicable.
You can also choose to add some or all the custom handmade options from our workshops, including trim, doors, stairs, handforged hardware, and more.

**How far do you ship?**
We ship our products Nationwide and internationally.
Most homes delivered within New England are shipped by our own fleet. Outside New England all materials are shipped by common carrier which will require a large forklift or crane on site to unload.




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