



Log and Timber Frame Pricing Information

Our standard pricing information is based on historical pricing data across Canada and the U.S. The variation in price is primarily due to design complexity, local labor costs, and the finishes and amenities chosen by each client.

Packages

1. Our log or timber frame packages typically fall between \$25 and \$75 per square foot. Prices vary depending on the style of home you are building:
 - Summit Mountain Retreat
 - Handcrafted Log: Post and Beam/Fusion or Full-Scribe
 - Timber/Timber Frame
2. We also have options for “dry-in materials” packages, which include the log or timber frame work as mentioned, along with:
 - SIP Panels for the exterior walls and roof
 - Cedar wavy board siding
 - Windows and exterior doors
 - Stain

These materials packages tend to fall between \$100 and \$150 per square foot.

The two packages described above include a technical representative from Summit Log & Timber Homes, Inc. who works alongside your General Contractor to oversee the installation of your log or timber frame components. *Both packages exclude: shipping, excavation, foundation preparation, and installation labor for the above-mentioned materials.*

Average Turnkey Costs

The typical turnkey price range for a log or timber/timber frame home is \$200 – \$300 per square foot—based on the total heated, finished, livable space constructed out of log or timber frame. The turnkey estimate covers every aspect of the home—from building the foundation to moving in—including finishes, log or timber/timber frame work, and services such as electricity, plumbing, etc.

The estimate excludes only the cost of the land and site preparation work. The pricing on all options varies depending on the site location, finishes chosen, and the size and complexity of the home's design.

Below is a simple chart to help calculate the average turnkey costs for the different home styles we offer.

Average Turnkey Costs for Finished Livable Space (Main & Second Floors)	
Home Style	Per Square Foot
Summit Mountain Retreat	\$200.00 and up
Handcrafted Post & Beam and/or Full-Scribe	\$250.00 and up
Timber/Timber Frame	\$250.00 and up
Dovetail	\$250.00 and up
Log Post and Beam or Fusion	\$250.00 and up

When calculating, be certain to include the square footage for both the main and second floors (where applicable). In addition to the above, you may want to build the items listed in the below chart.

Average Turnkey Costs for Additional Space	
Item	Cost Per Square Foot
Finished Basement	\$100.00 and up
Unfinished Basement	\$50.00 and up
Garage	\$100.00 and up

However, the typical turnkey price range for a high-end resort area such as: Jackson, Wyoming; Park City, Utah; Sun Valley, Idaho; Aspen, Colorado, etc., is estimated to be between \$500 – \$800 per square foot and up.

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Rough Estimate Example for a Typical 2,500 Sq. Ft. Log/Timber Frame Home:

Square Footage	Cost Per Square Foot	Cost Per Area
1,500 sq. ft. main floor	\$250-\$300 sq. ft.	\$375,000-\$450,000
1,000 sq. ft. second floor	\$250-\$300 sq. ft.	\$250,000-\$300,000
1,500 sq. ft. finished basement	\$100-\$150 sq. ft.	\$150,000-\$225,000
576 sq. ft. two-car garage (24'x24')	\$100-\$150 sq. ft.	\$57,600-\$86,400
Minimum Turnkey Cost		\$833,375-\$1,061,400

Worksheet for your use in Estimating your Minimum Budget:

Square Footage	Cost Per Square Foot	Cost Per Area
_____ sq. ft. main floor	\$250-\$300 sq. ft.	\$
_____ sq. ft. second floor	\$250-\$300 sq. ft.	\$
_____ sq. ft. finished basement	\$100-\$150 sq. ft.	\$
_____ sq. ft. unfinished basement	\$50 + up per sq. ft.	\$
_____ sq. ft. garage	\$100-\$150 sq. ft.	\$
Minimum Turnkey Cost		\$

We urge you to take the time to fill out the above worksheet, to make certain your project is financially feasible.

Budget

If your budget falls within any of the price ranges listed within this document, we can help you design a home to meet your needs. If your budget does not fall within any of the price ranges listed within this document, we recommend that you pursue a type of construction other than log or timber/timber frame. Beware of companies that claim they can do it for less; we encourage you to research any conflicting information you receive, and to talk with past and present clients to verify that the cost estimates you receive are complete and accurate. At Summit Log & Timber Homes, Inc., we are committed to helping our clients stay within budget, while designing and building a home that best reflects their personal tastes and meets their individual needs.

To learn more about the importance of budgeting and items to consider, [download our PDF](#).

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