



KSM

LOG HOMES CO.

www.ksmloghomes.com (717) 436-5552



Family owned and operated
COMFORTABLE. AFFORDABLE. NATURAL.



SHADE MOUNTAIN II

3 Bedrooms, 2 Baths
1,650 sq ft



The Shade Mountain is a cozy three bedroom cape. It is 1,650 square feet with a master bedroom and bath on the second floor and a loft overlooking the living room. It has an open kitchen, living room and dining area and also has two bedrooms on the first floor with a full bath.



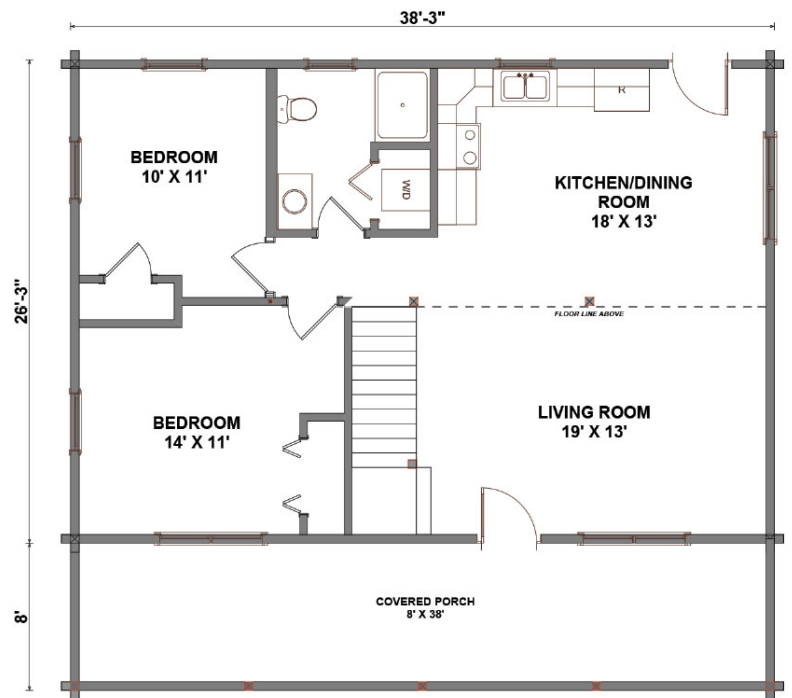
Great Room



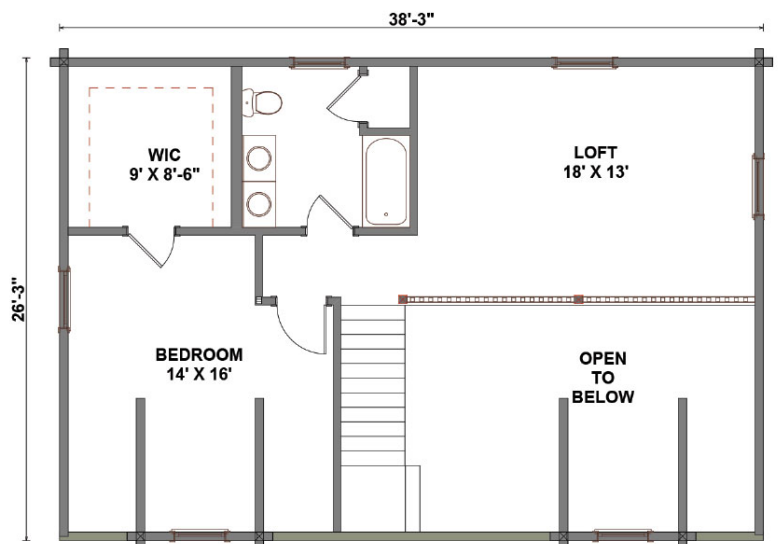
Kitchen

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FIRST FLOOR



LOFT

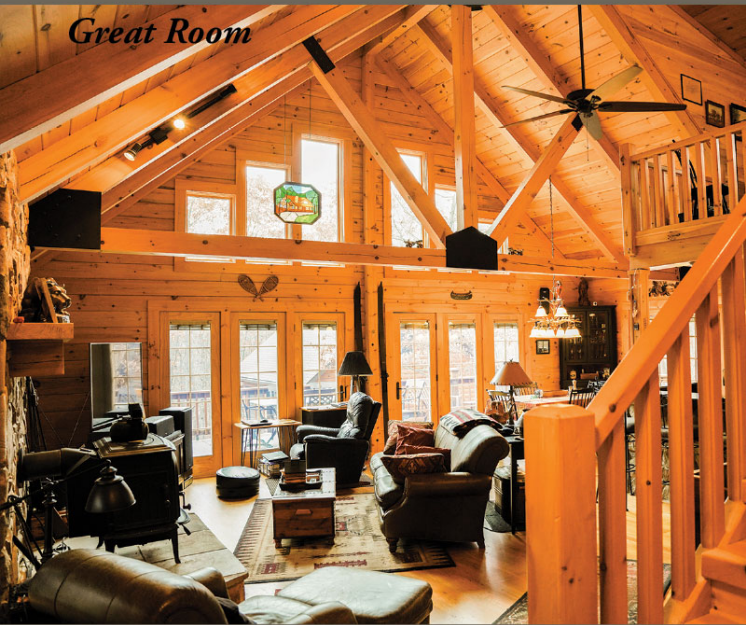


RIDGEWOOD

3 Bedrooms, 2 1/2 Baths
2,100 sq ft



Ridgewood like its name is classy yet charming in any setting. Coming in at a comfortable 2100 SF this 3 bedroom 2 1/2 bath Cape styled hybrid makes the most of nearly every square foot of living space. The home features a first-floor laundry and master suite, which eliminates those extra trips on the stairs. A 36' rear shed dormer provides plenty of head room in the loft with a view over the vaulted great room and dining area, ideal for curling up with a book, or catching an evening sunset through the full wall of glass. The wrap around deck and two covered porches make a great spot to relax or entertain family and friends. So, if you have been searching for your lakeside retreat or mountain hideaway look no further you may already be there



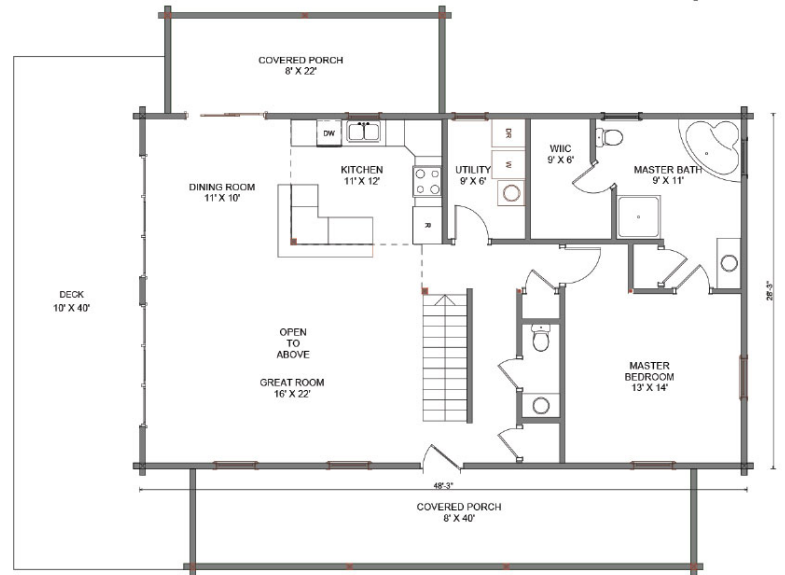
Great Room



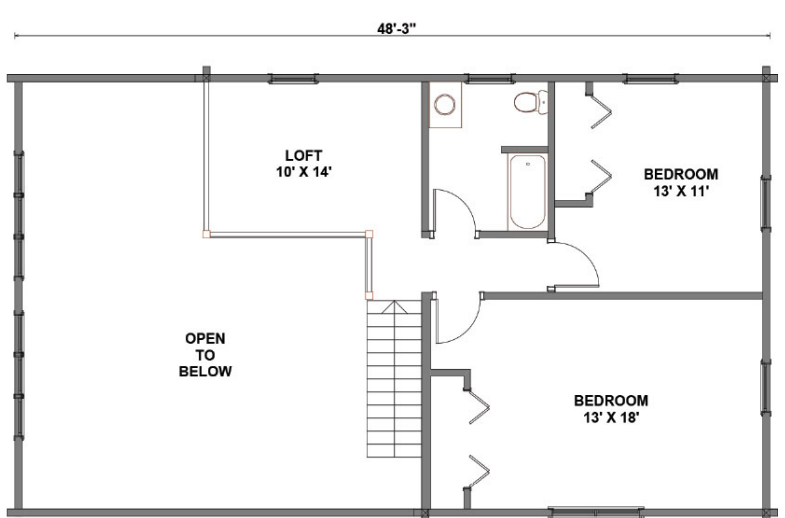
Kitchen and Loft

FIRST FLOOR

28' wide x 48' long



LOFT



JUNIATA

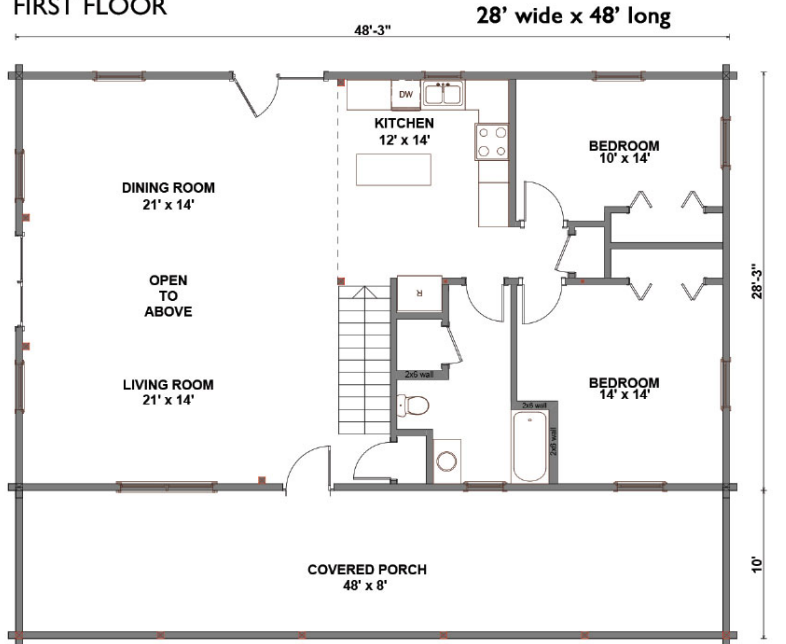
2 Bedrooms, 1 1/2 Baths
1,954 sq ft



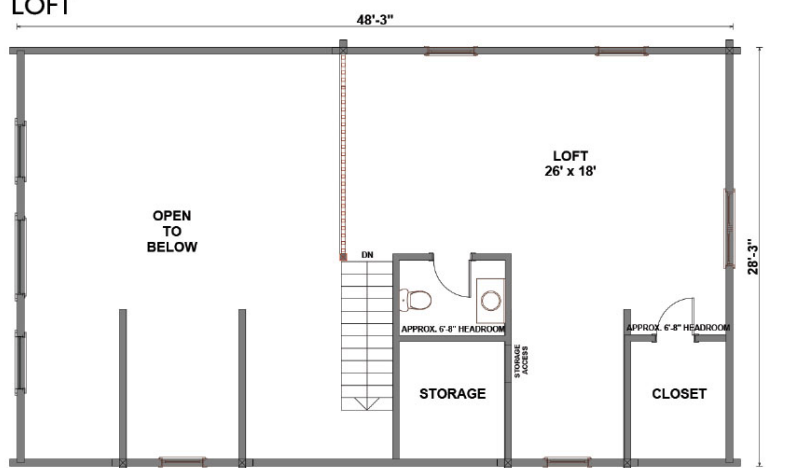
The 1,954 SF Junyata is our model home here in Mifflintown. This roomy 28' x 48' Cape Cod style home offers a bright open dining area and great room with cathedral ceilings and an abundance of glass, a cozy kitchen tucked under the loft, and two first floor bedrooms with a full bath. Keep the large open loft area as the master suite, or add walls to create the layout you like. A shed dormer over the back of the loft and a gable dormer on the front provide extra windows and plenty of space. A 10' x 48' front porch is also included.



FIRST FLOOR



LOFT



BROWN BEAR

3 Bedrooms, 2 Baths
1,584 sq ft



Looking for single story living? The 1,815 SF Brown Bear offers everything on one floor, including a wide-open kitchen and great room area with cathedral ceilings and lots of glass, a master suite, plus two additional bedrooms and another full bath. The spacious two-car attached garage includes the laundry and utility area, as well as the stairway to the basement. A large front deck wraps around the great room, and the 8' x 20' rear deck provides a great place to relax on a sunny day

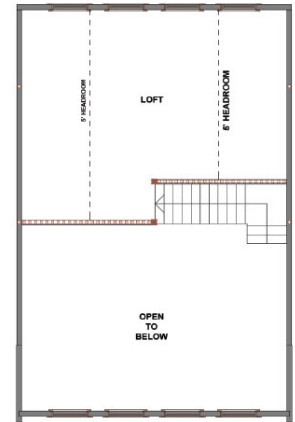


Great Room



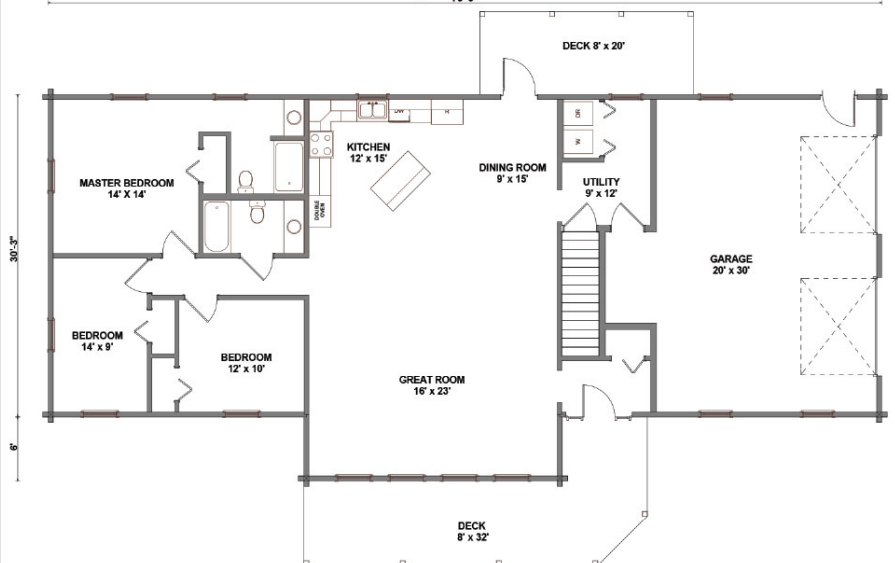
Optional Loft

OPTIONAL LOFT



Kitchen (with optional loft above)

FIRST FLOOR 30' wide x 78' long 78'-3"

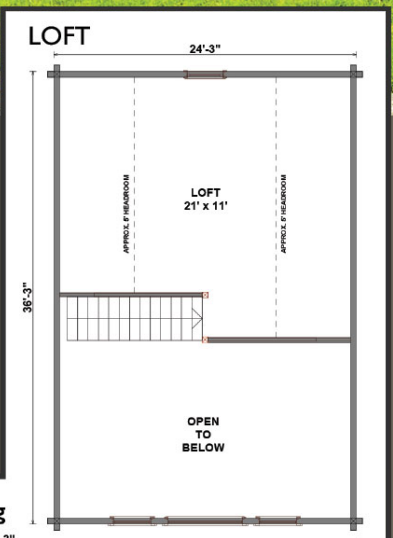


PATH VALLEY

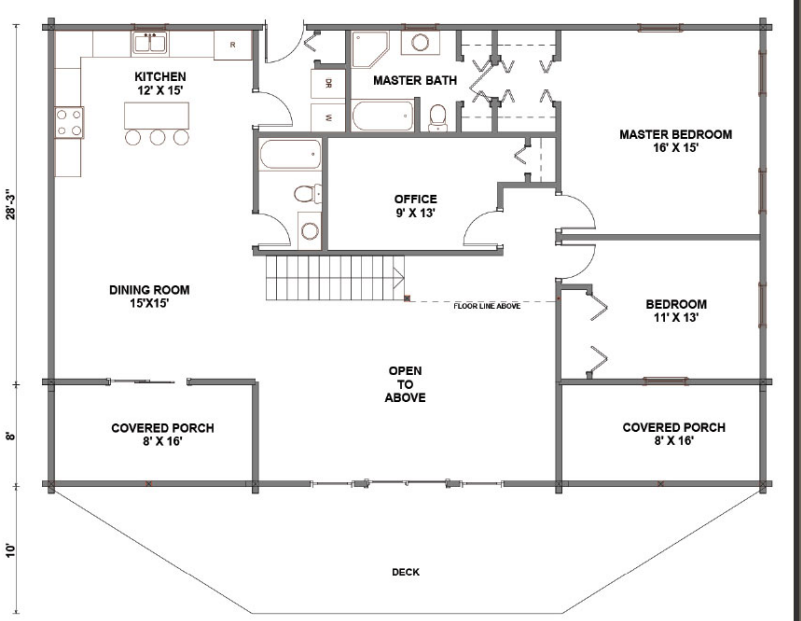
2 Bedrooms, 2 Baths
2,229 sq ft



The 2,229 SF Path Valley home offers single floor living with a loft thrown in for fun! The large open kitchen and dining area flow into a 24' wide great room with cathedral ceilings and lots of glass. Two 8'x16' front porches are included, along with a large front deck. Add a rear porch or deck to make the most of your log home dream!



FIRST FLOOR 28' wide x 56' long
56'-3"



WOODLAND RETREAT

3 Bedrooms, 2 Baths
1,989 sq ft



The Woodland Retreat offers 1,989 SF of single floor living. The practical design includes cathedral ceilings over the kitchen, dining and living areas, with flat ceilings over the laundry area, two bathrooms and three bedrooms. Don't need three bedrooms? Combine the two side bedrooms into a larger one, or use the third bedroom for an office. A 21' x 25' two car garage is included, as well as a 12' x 22' front porch and a 70' x 10' rear deck. Add an additional 29' x 15' of attached bonus garage space for your boat, camper or workshop needs on the weekends.

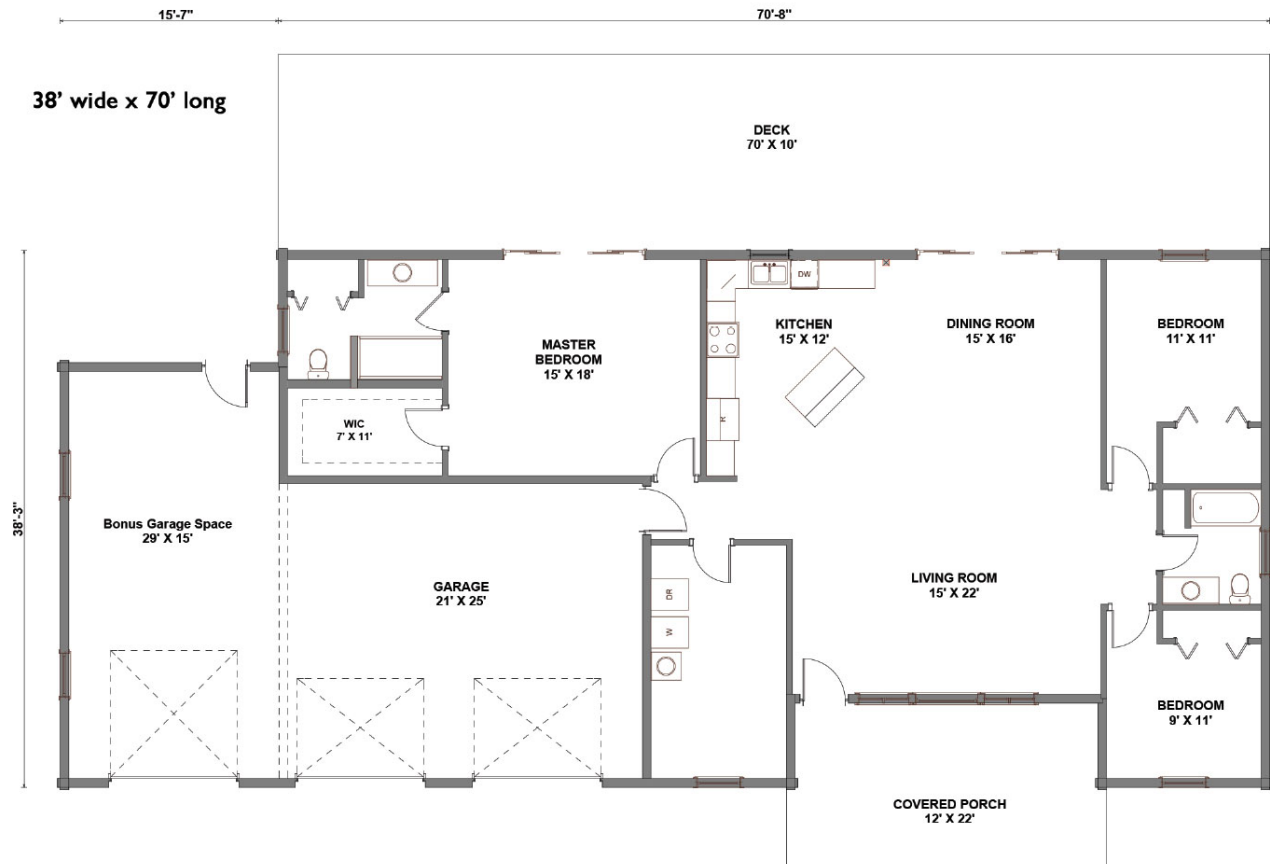


Great Room



Kitchen

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BOULDER RIDGE

4 Bedrooms, 3 Baths
2,900 sq ft

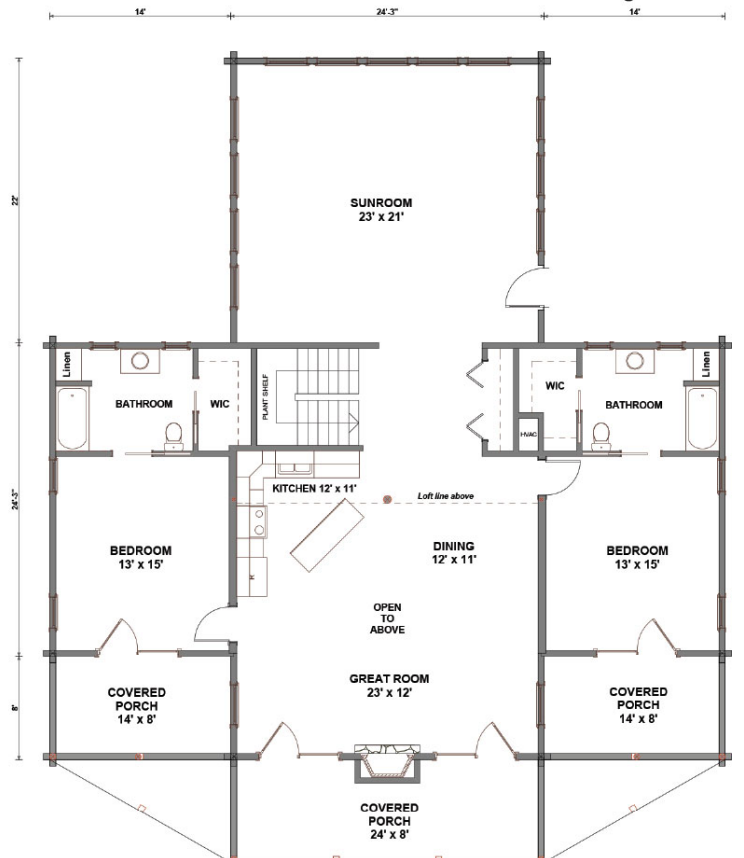


Looking for more room to move? The Boulder Ridge might be just for you. At 2,900 SF this two-story home features the warmth of a large sunroom, relax by the fireplace that compliments the 23' x 23' great room, kitchen, and dining area, or retreat to 1 of 2 spacious oversized bedrooms on the first floor. Each bedroom features its own private bathroom and attached walk in closet. Two large additional bedrooms in the second story, and a full bath between makes this home big enough for the family. Imagine the potential of a full basement under a home this size! Three front porches with connecting decks are included; add a rear porch or deck off the sunroom for complete relaxation.

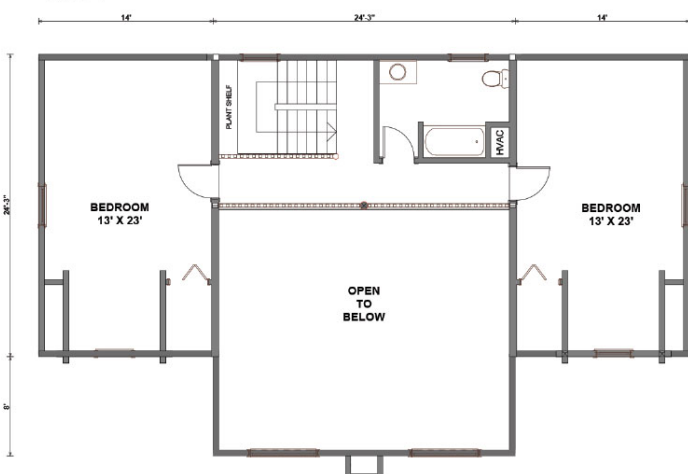


FIRST FLOOR

52' wide x 24' long + sunroom



LOFT



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SPORTSMAN

1-2 Bedrooms, 1 Bath
1,154 sq ft



The Sportsman is a versatile 1,154 square foot solid log cabin with 1 or 2 first floor bedrooms and a sleeping loft. It has an open kitchen, living and dining area with cathedral ceilings. It also features a full bath on the 1st floor and a 8'x34' porch.



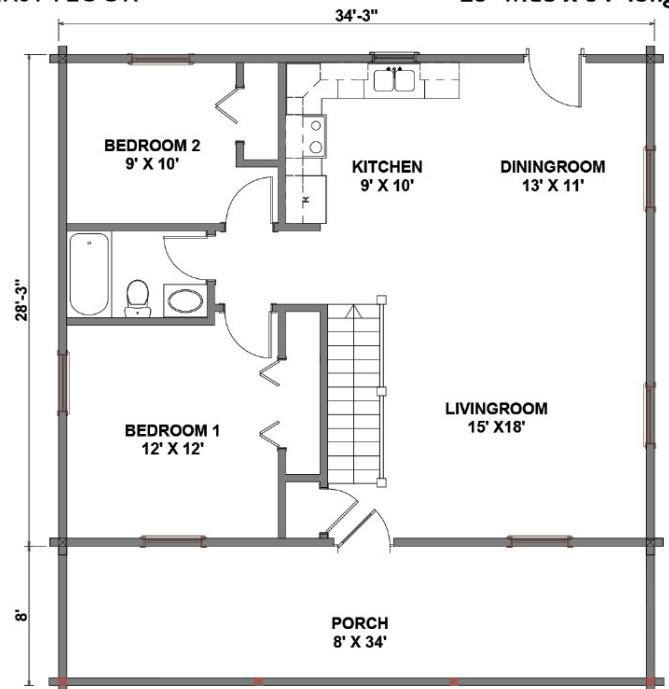
Kitchen



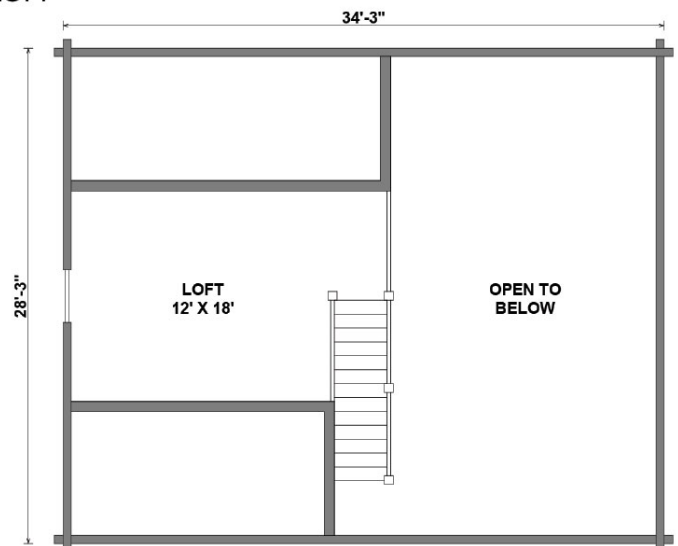
Great Room

FIRST FLOOR

28' wide x 34' long



LOFT



CUSTOMER REVIEWS



John & Lucy Beaver

"We became convinced that KSM in Mifflintown, PA offered the best combination of high quality in both design and materials, along with technical expertise and experience that was second to none. At the same time we found their pricing to be very competitive, which enabled us to build a larger home for our budget dollars."



Jim & Annette Conway

"Could have gotten a cheaper package with the same square footage from an outfit in Georgia, but my wife and I thought it best to go with a local company. We couldn't be happier with our experiences at KSM in Mifflintown. Honest folks to deal with; very timely in response to the huge numbers of questions and/or concerns we had during the building phase; and Ken at KSM introduced us to one of his master builders/contractor who just did great work. All in all our experiences at KSM have been extremely positive."



Jim & Kathy Gates

"We want to give our unconditional backing and praise to the folks at KSM Log Homes. As we were planning our home they had excellent suggestions that helped us get the home we truly wanted. Not only were they much cheaper than the log company we started out with, but they made the planning process a joy. We worked with Ken, and have only high praise for his work with us. The quality of the materials is excellent, and the quality of their planning and advice is second to none. We credit them, as well as our outstanding builders, for getting us the log home that we dreamed of."



HOME PACKAGE SPECS

Materials Included

Exterior Framing and Materials

- Precut lettered and numbered 6x8 "D" profile white pine logs with precut "butt & pass" corners
- Precut full-height solid log gable end walls
- Solid log shed dormers when applicable
- Solid log or log-sided gable dormers when applicable
- 2x8 log siding / full log corners to cover subfloor skirt board area
- PVC log sealing gasket material and foam corner pads
- Log caulking for use in stacking logs
- Wedge spikes for corners and wooden end splines for log butt joints
- Log Screws for assembly of logs and beams
- Pella Lifestyle or Anderson Tilt Wash 400 windows per plan
- ThermaTru 3068 steel or fiberglass entry doors with half glass and hardware per plan
- Pre-assembled splined window jambs; "ready to assemble" splined door jambs
- 3.5" wide white pine exterior window and door trim

Interior Framing and Finish Materials

- 2x4 or 2x6 (as needed) interior wall framing materials
- 6x6 loft and ridge support posts with adjusters
- 8x12 white pine loft floor main beam (pre-notched for 6x8 joists)
- Precut 6x8 white pine loft floor joists
- 2x6 T&G white pine loft/second floor decking with adhesive
- 6x12 white pine decorative ridge beam
- Pre-cut 6x8 white pine decorative rafters @ 4' O.C.
- Pre-assembled square heavy timber stairs to loft with square railing components
- 1x8 white pine T&G to cover interior ceilings and framed walls
- 1x4 white pine interior window, door, and baseboard trim

Subfloor Materials for Home

- Sill Sealer
- 2x8 or 2x10 pressure treated sill plate
- LVL girder beams
- 2x10 floor joists at 16" O.C. (2x12 for homes wider than 28')
- Double 2x10 perimeter joists (2x12 for homes wider than 28')
- 3/4" T&G Advantech subfloor sheathing with adhesive

Available Options

- 8x8 D Logs, 8x8 Double-round logs, 6x12 Square Logs with cosmetic chinking groove
 - Hand-hewn logs in any of our profiles
 - Dovetail corners, trimmed corners, corner posts
 - 8" round hand-peeled rafters, posts, and second floor beams
 - Round railings (interior or exterior) and half log interior stairs
 - Steel roofing (screw down and standing seam options available)
 - Board & Batten siding on stick-framed gable ends
 - TrexSelect (or similar) composite deck boards for porches and decks
 - Pre-hung interior doors; sliding barn doors; pocket doors

INCLUDES 4 SETS OF CONSTRUCTION BLUE PRINTS AND 1 SET OF LOG ASSEMBLY PRINTS
FREE DELIVERY TO YOUR SITE WITHIN 150 MILES OF MIFFLINTOWN, PA

**** Package can be altered to suit individual needs. Price will vary reflecting any changes****

Materials for House Roof System

- Manufactured trusses or 2x12 rafters with structural ridge beam & ridge support
- R-38C fiberglass insulation for house roof with baffles as needed
- 2x4 framing materials for 2' overhangs; 2x6 sub-fascia boards
- 5/8" T&G OSB roof sheathing
- Synthetic roof underlayment; ice and water shield where necessary
- Painted aluminum flashing, drip edge, J-channel, soffit and fascia
- Tamko Heritage series 30-year architectural shingles

Materials for Decks and Porch Decks per plan

- 6x6 pressure treated posts to grade
- 2x8 pressure treated ledger board at house side
- Pressure treated girders per design requirements
- 2x8 pressure treated floor joists with joist hangers
- 2x10 pressure treated perimeter joists

Materials for standard Shed-Roof Porches per plan

- 6x6 white pine porch roof support posts
- 6x8 white pine log girders/ 6x8 white pine rafters @ 4' O.C.
 - 2x6 T&G white pine roof decking/ Ice and water shield
 - Painted aluminum flashing and drip edge
 - Tamko Heritage Series 30-year architectural shingles


ABOUT US

KSM Log Homes has been manufacturing log home kits and providing log home supplies since 1976. Our customers take great satisfaction in meeting face-to-face with company managers and people in the design department. Family owned and operated, we believe strongly in treating customers in the same manner in which we would like to be treated. You are always welcome to come and tour our model homes and our high tech production facility.

USER FRIENDLY

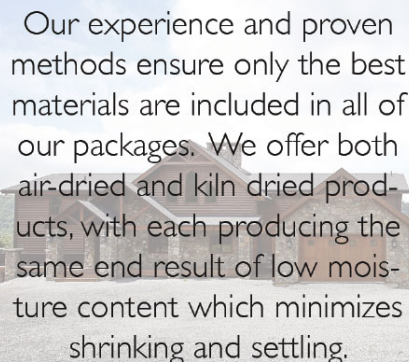
At KSM we strive to be the most user friendly pre-cut producer on the market today. Contractors and do-it-yourselfers truly appreciate how we have gone the extra mile to make the construction process easier and faster. Not only are all of our logs graded and cut to length, but the window and door jambs are pre-assembled. We also make it tremendously easy for the electrical wiring to be installed, including pre-drilling holes at certain locations and providing entire electrical raceways. At KSM these are considered standard procedures, not expensive extras. All possible notches for floor beams and rafters are also added in our shop, instead of the jobsite. We offer boom truck delivery, and deliveries are made in stages so that your materials aren't exposed to the elements any longer than necessary. All of these features not only make your life easier, but they also make your entire home building experience more user-friendly and affordable.

DIVERSE FEATURES



Each KSM Log Home comes fully equipped with features that go above and beyond the industry standards. We can modify floor plans to give you the customized home that is an expression of your vision.

EXPERT QUALITY



Our experience and proven methods ensure only the best materials are included in all of our packages. We offer both air-dried and kiln dried products, with each producing the same end result of low moisture content which minimizes shrinking and settling.

COST CONTROL



Since KSM Log Homes is the mill, manufacturer, the designer and the shipper, we control not only the quality but also the price through direct sales. This allows more control on pricing and alleviates the headaches of coordinating the building experience with multiple sources.

Our Mission

At KSM Log Homes, we exist to bring glory to our King Jesus. Our mission is to build His kingdom, the Kingdom of God. Because of our mission, we pursue excellence in Sales, Production, and Delivery with tremendous intention.

Colossians 3:17 "And whatever you do in word or deed, do all in the name of the Lord Jesus, giving thanks to God the Father through Him."