



**IRONSTONE**  
RIDGE

## IRONSTONE RIDGE IN THE HEART OF THE GREAT OUTDOORS AT LOGAN LAKE.

Logan Lake, BC is located between Merritt and Kamloops, and is only 3 ½ hours from Vancouver. The community of 2,000 residents is located on a high plateau among rolling hills, grasslands, and lakes. This is the ideal place for those who love hiking, biking, boating, fishing, and golfing in the summer and cross-country skiing and skating in winter. Ironstone Ridge is the newest residential development in the heart of beautiful Logan Lake. The development boasts 110 lots perfectly situated next to crown land that will remain untouched for years to come. Choose from nine stylish home plans or inquire about building the home of your dreams. With Phase 1 and the community park almost complete, Ironstone Ridge is now moving on to Phase 2 of this incredible new neighbourhood development.

Life at Ironstone Ridge in Logan Lake offers every amenity required for families such as schools, health and emergency services, doctors and dentists, plus a thriving business community for any other needs. Living at Ironstone Ridge is like being on vacation every day.

For more community information visit [www.loganlake.ca](http://www.loganlake.ca)

For more information on Ironstone visit [www.ironstoneridge.com](http://www.ironstoneridge.com)



AT LOGAN LAKE

IRONSTONERIDGE.COM



## IRONSTONE RIDGE

### STANDARD FEATURES

- Double Car Garage - Painted
- 2 Auto Garage Door Opener
- 9' Ceilings on Main Floor
- Tile Entry
- Laminate Flooring
- Gas Fireplace
- High Efficiency Electric Hot Water Tank
- High Efficiency Furnace
- Textured Ceiling
- 200 amp Service
- 100 amp Sub Panel
- Excel Cabinets
- Gas BBQ Box
- Fascia Gutters
- Low E Energy Efficiency Windows

### ADD YOUR OWN TOUCH

- Custom Design – by Bergman Designs
- HardiePlank® Siding
- Hardwood
- Granite Countertops
- Basement Finished
- Detached Shop
- Upgrade to Gas Power Vent Hot Water Tank
- Water Softener
- Air Conditioning

Call us to talk about this and many other benefits you can enjoy with Ironstone Ridge.

When you buy or sell your home with us, a portion of our commission supports Women's Shelters & Violence-Prevention Programs.



In the interest of maintaining the standard of this project, Ironstone Ridge reserves the right to make modifications and changes without notice.





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## SPEC. SHEET

### FOUNDATION

- 8" X 18" Concrete Footings
- 8" Thick Concrete Walls, Height as Per Plan
- Rebar as Required by Code & in Walls
- All Concrete to be 28-32 MPA
- Exterior Slabs to be Broomed Concrete
- Garage Slabs Complete with 10mm Rebar @ 24" EW
- Basement Slabs to be Trowel Finish
- All Homes have 8' Basement Walls

### FRAMING

- 2 X 6 Exterior Walls, spf #2 Or Better At 24" Centres on main
- 2 X 4 Interior Walls, Spf #2 Or Better At 24" Centres
- 7/16" OSB Wall Sheathing or Spruce Plywood \*\*\*
- 3/4" T&G Flooring Sheathing, Glued and Screwed
- Engineered Floor System
- Engineered Roof Trusses
- 7/16" OSB Or Plywood Roof Sheathing \*\*\*
- All Main Floor Ceilings will be 9'
- All Lower Floor Ceilings will be 8'

### DRYWALL

- Finished with Square Corners
- Textured Ceilings
- Exterior Walls as per Code in Basement Units

### INSULATIONS

- R52 Blown Attic
- R22 Batt in all Exterior Walls
- R40 Garage Ceilings with Living Space Above
- R20 Batt for Strapped Basement Walls
- R20 Batt in Garage Walls
- R40 Batt in any Overhangs or Cantilevers
- R12.5 Rigid Styrofoam at Frost Wall

### PAINTING

- 2 Colours Throughout on Walls
- Trim Work and Doors to have 2 Coats Acrylic, Semi Gloss, in Different Colour
- Walls Completed with 1 Coat of Primer and 2 Coats of Finish
- Garage Painted
- Wall Painted to be High Quality, Eggshell Latex
- Paint Suppliers \*\*\*

### FLOORING

- Carpet – SP107 4202 Polyester
- Laminate
- Tile



\* Choice as Per Display \*\* As Per Display or Plans \*\*\* Builders Choice

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## INTERIOR FINISHING

- Anti Fracture Under the Tile Work
- Fir U-Lay Under all Lino Areas
- Primed Hollow Core Doors \*
- Ultralite Vertical Casing \*\*
- 1x4 Ultralite Header Casing \*\*
- Ultralite Baseboard \*\*
- Weiser Troy Series Door Hardware, Satin / Nickel Finish \*\*
- TBD Bath Hardware \*\*
- Kitchen And Bath Cabinetry Through Excel Industries \*\*
- Standard Wire Closet Shelving

## WINDOWS AND EXTERIOR DOORS

- Jeldwen White Vinyl Windows Or Equivalent Low E Argon Filled
- Fiberglass Insulated Exterior Doors in Paint Grade Jams
- French Doors to be Steel Insulated, Completed with Dual Glazed Clear Glass
- Steel Insulated Garage Overhead Door
- 2 Automatic Overhead Garage Door Openers, No Windows

## ELECTRIC

- 200 amp Service Complete with Telephone and Cable
- Decora Switches \*\*
- One Building Code Fan

## PLUMBING

- **All Kitchens To Contain:**
  - 1-Stainless Steel Double Sink
  - 1-Deck Faucet Only
- **All Baths Contain:**
  - 1-Fiberglass Tub Shower Unit \*\*
  - 1- Shower Unit c/w Shower Doors \*\*

## HEATING

- High Efficient Furnace
- Gas BBQ Box

## HOT WATER TANK

- High Efficient Electric Hot Water Tank

## FIREPLACE AND MANTEL

- Gas Fireplace \*\*

## EXTERIOR FINISH

- Vinyl Siding
- Gable and Trim Detail \*\*
- 30 Year Roof Shingle
- Aluminum Soffits
- Fascia Gutter on Horizontal Portions of Roof
- Drainage as Per Permit and Geotechnical Requirements
- Pressure Treated 4x6 Wood Window Wells, If Needed
- Cultured Stone on Garage Front 3'6" High

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