



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.

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

For more information on Ironstone visit 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 & Bath
- Laminate Flooring in Living Area
- 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 Flooring
- Granite Countertops
- Basement Finished
- Detached Shop
- Upgrade to Gas Power Vent Hot Water Tank
- Water Softener
- Air Conditioning
- Man Door
- Garage Door Window

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

- 6" 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 Fir 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
- U-Lay Under all Lino Areas
- Primed Hollow Core Doors *
- Ultralite Vertical Casing **
- 1x4 Ultralite Header Casing **
- Ultralite Baseboard **
- Door Hardware, Satin / Nickel Finish **
- TBD Bath Hardware **
- Kitchen And Bath Cabinetry Through Excel Industries **
- Standard Wire Closet Shelving

WINDOWS AND EXTERIOR DOORS

- All Weather Windows
- Fiberglass Insulated Exterior Doors in Paint Grade Jams
- French Doors to be Fibreglass, Completed with Dual Glazed Clear Glass
- Steel Insulated Garage Overhead Door
- 2 Automatic Overhead Garage Door Openers

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

- Hybrid System Combination Gas Furnace & Heat Pump
- Gas BBQ Box

HOT WATER TANK

- High Efficient Electric Hot Water Tank

FIREPLACE AND MANTEL

- Gas Fireplace **

EXTERIOR FINISH

- Vinyl Siding
- Hardie Shake or Board & Batten
- 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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- Tile Entry
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- Gas Fireplace
- High Efficiency Electric Hot Water Tank
- High Efficiency Furnace
- Textured Ceiling
- 200 amp Service
- JCD Cabinets
- Gas BBQ Box
- Fascia Gutters
- Low E Energy Efficiency Windows

ADD YOUR OWN TOUCH

- Custom Design – by Bergman Designs
- Hardi Plank Siding
- Hardwood
- Granite Countertops
- Basement Finished
- Detached Shop
- Water Softener
- Air Conditioning
- Gas Power Vented Hot Water Tank

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