

# E-Designs Plans Inc.

A western Canadian company from Alberta that designs and ships home plans all across Canada, the US, and Overseas.

For more information about this plan contact the designer at: [info@edesignsplans.ca](mailto:info@edesignsplans.ca).

**Plan #: 2013734 Front Elevation**

[www.edesignsplans.ca](http://www.edesignsplans.ca)

[Call Us 1-855-675-1800](tel:1-855-675-1800)



**Rear Elevation**



## **2-Storey with 2-Car Garage**

1584 Sq. Ft. Main Floor

1075 Sq. Ft. Second Floor

2659 Sq. Ft. Total Living Area

Width: 86'-0"

Depth: 40'-0" (Plus Rear Deck)

Bedrooms: 4

Bathrooms: 3 & a Half Bath

Main Floor Laundry: Yes

Walk-in Pantry: Yes

Flex Room/Office: Yes

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Exterior Walls:

2x6 x 9 Ft. (Main Floor)

2x6 x 9 Ft. (Second Floor)

Foundation:

9' Concrete Wall

(Other Foundations Available)

Special Ceilings:

Vaulted Great Room to 2nd Floor

Fireplace:

Yes

Deck(s):

Rear

Veranda:

Yes

Attached Garage:

Yes (2-Car with 10'x8' Doors)

Finished Basement Plan:

Yes

**2-Storey with 2-Car Garage.** This 2-storey plan has that country-style look with its long veranda, craftsman style posts, high roofline, and attached garage. The garage has 10'x8' overhead doors. If you enter from the garage, a large mudroom with lockers is convenient for storing chore clothes or winter clothes. Main floor laundry is also located in this area, along with a half bath. From the front foyer you enter into the great room which has a vaulted ceiling to the second floor. The great room has high windows and a wood burning fireplace for those cooler nights. The dining room is open to the "U" shaped kitchen. A double garden door from the dining room leads out to the rear deck. The kitchen has plenty of cabinet & counter space and a large corner pantry. The master bedroom is on this level and has its own walk-in closet and 5-piece ensuite with corner tub. There are double doors leading off the master bedroom to the rear deck as well. Up the staircase takes you to the second floor sitting area where it is open to below. There are 3 more bedrooms on this level, each with their own walk-in closet. A 4-piece bathroom is shared, and there is a large storage room as well. Downstairs, in the basement, you enter a large recreation room. The mechanical room is right beside the staircase. There is a 3-piece bathroom beside a huge playroom for kids or toys. Cold storage is built into this level, as well as a flex room that could be used for hobbies, exercise equipment, or made into an office. A great floor plan!

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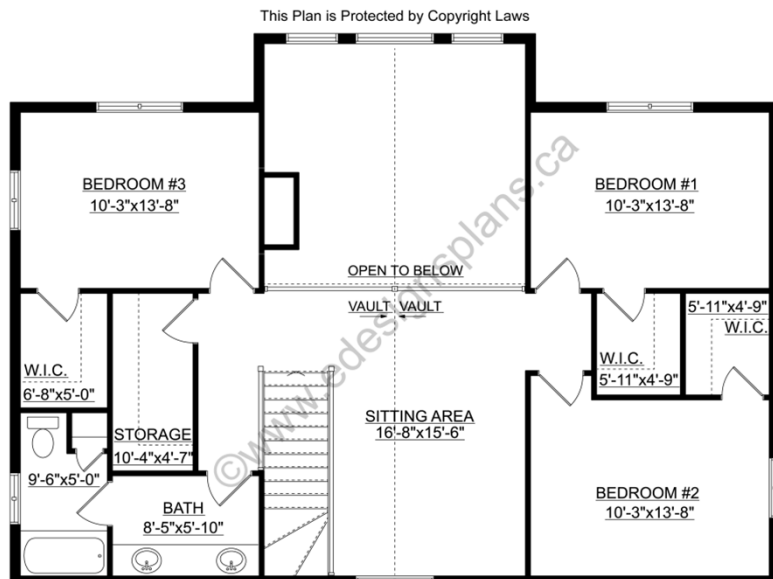
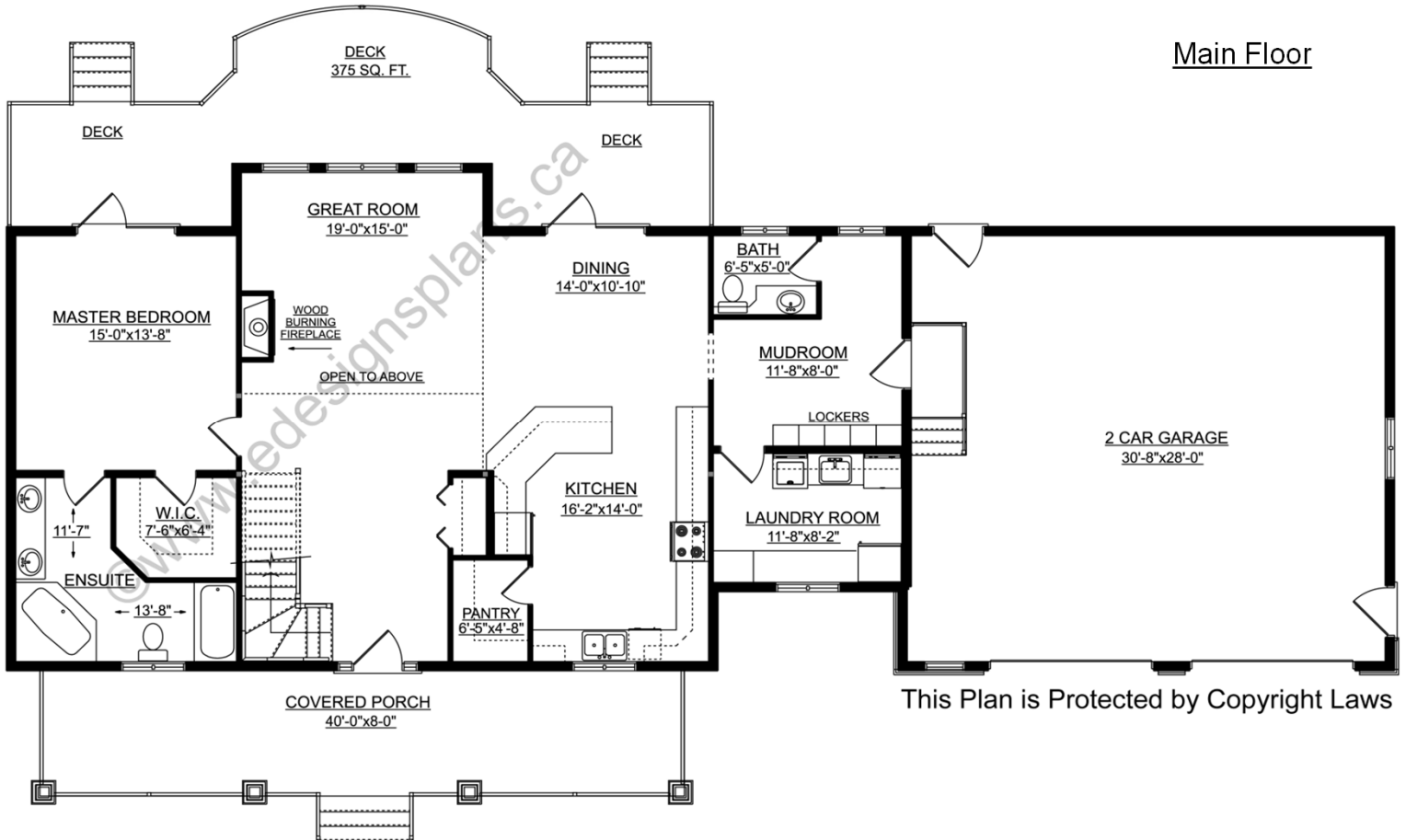
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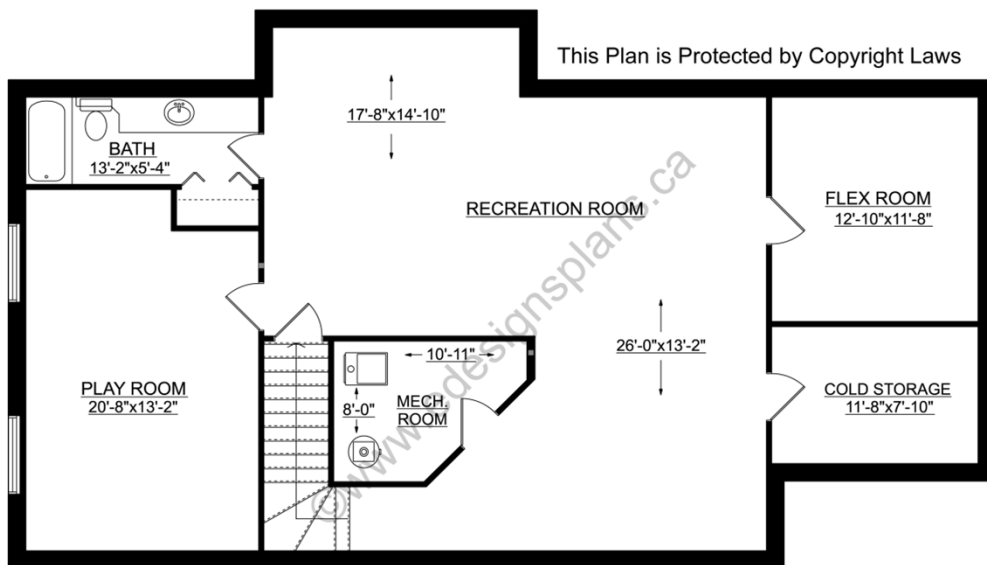
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Finished Basement