

# 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 #: 2016990 Front Elevation**

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

**Call Us 1-855-675-1800**



**Rear Elevation**



**2-Storey with Walkout - No Garage**

760 Sq. Ft. Main Floor

787 Sq. Ft. Second Floor

1547 Sq. Ft. Total Living Area

Width: 20'-0"  
 Depth: 44'-0" plus Deck  
 Bedrooms: 3  
 Bathrooms: 2 & a Half Bath  
 Main Floor Laundry: Yes  
 Walk-in Pantry: Yes  
 Office/Den: No

**Plan #: 2016990**

Exterior Walls: 2x6 x 8 Ft. (Main Floor)  
 2x6 x 8 Ft. (Second Floor)  
 Foundation: 9' Concrete Wall  
 (Other Foundations Available)  
 Special Ceilings: None  
 Fireplace: No  
 Deck(s): Rear  
 Veranda: Yes (Covered)  
 Attached Garage: No  
 Finished Basement Plan: Yes (with 680 Sq. Ft. Suite)

**2-Storey Plan with Walkout & Basement Suite.** Great for a narrow lot, the columns in the front, the covered veranda, the bayed out windows, and the large front door make this plan stand out from the rest. The entry is right beside the living room. A short hallway takes you to the kitchen and dining room. The kitchen has a walk-in pantry and centre island. A garden door leads from the dining room to the rear deck, which has stair access to the backyard. Laundry is accommodated on this level, along with a half bath. Upstairs are 3 bedrooms, 2 at the back that share a 3-piece bathroom, and the master at the front with its own walk-in closet and 3-piece ensuite. The basement level is finished with a bedroom, living room, wet bar, stackable washer/dryer area, and could easily be rented out as a suite. Being approx. 680 Sq. Ft. and designed as a walkout, this level has its own patio area just outside the living room. The mechanical room for all levels is in the basement as well.

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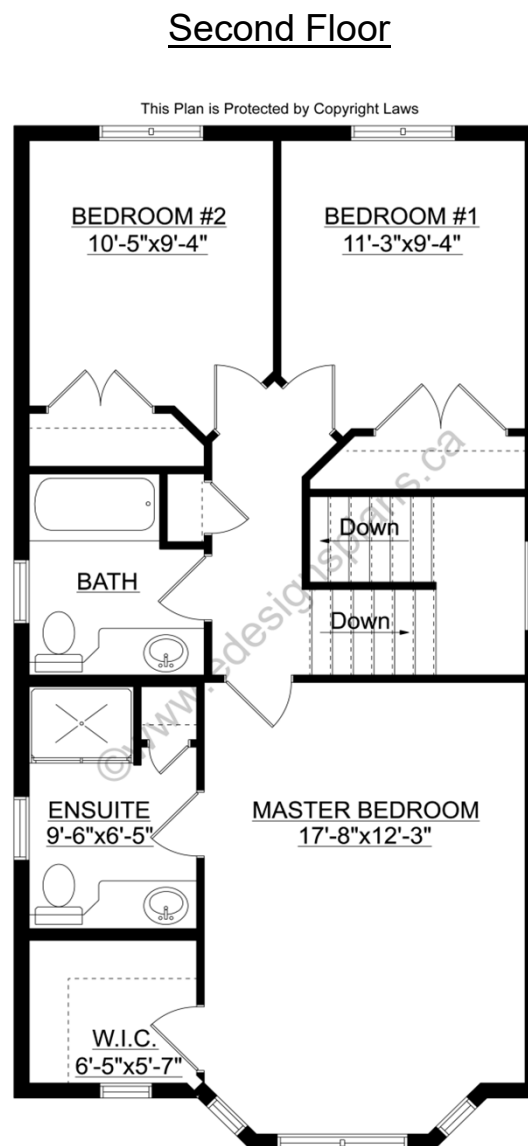
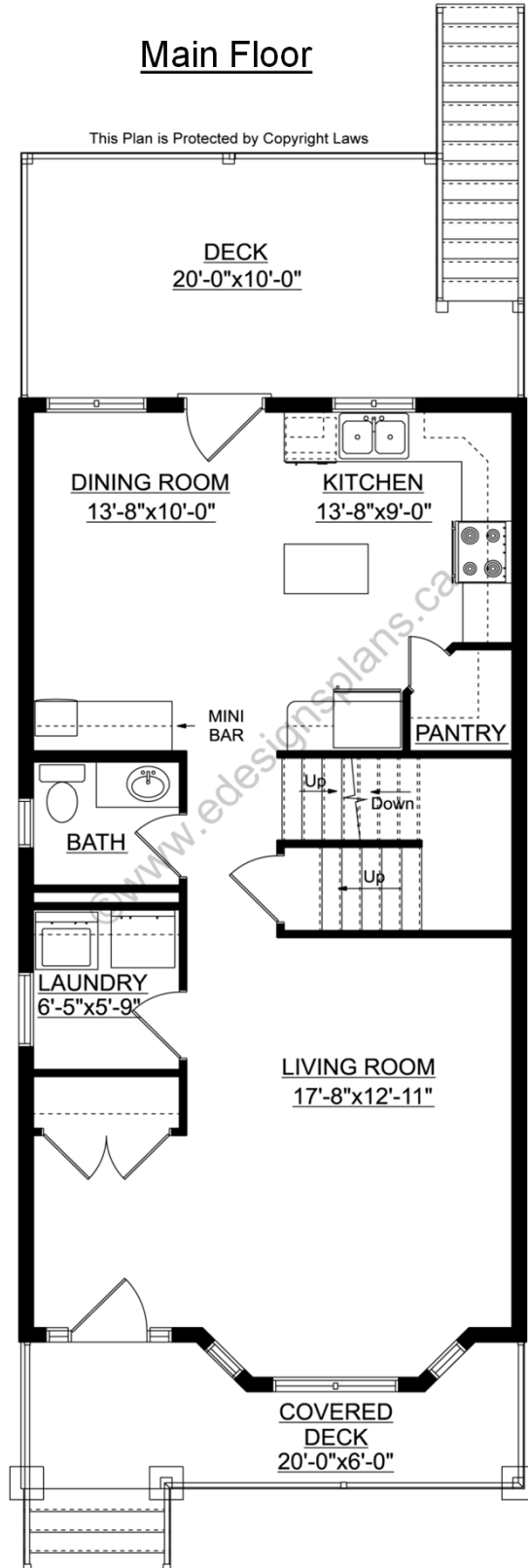
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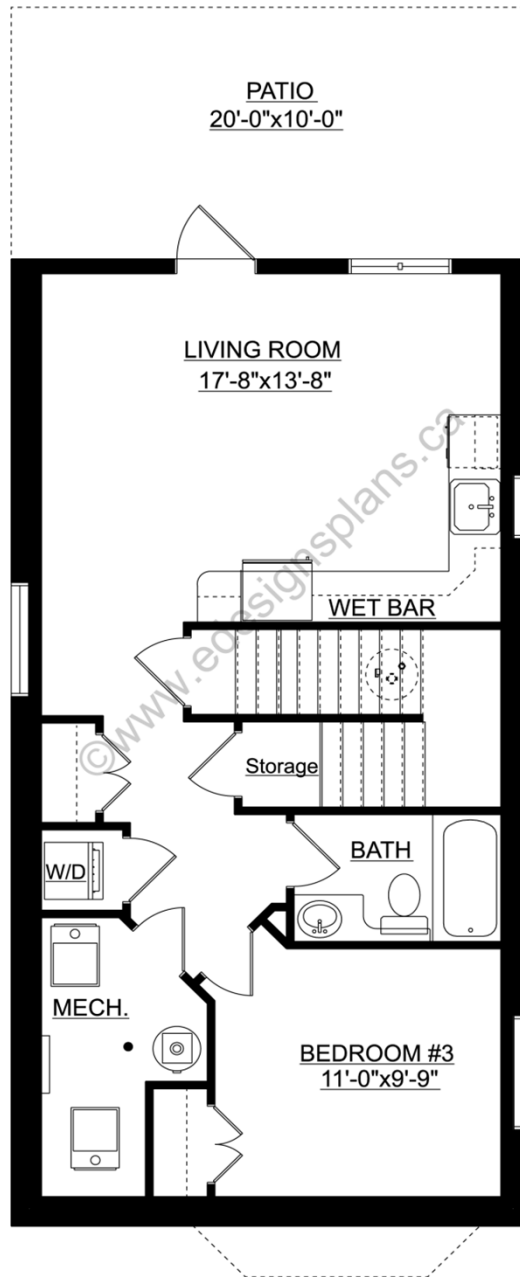
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## Basement

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