

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.

Plan #: 2009451 Front Elevation

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Call Us 1-855-675-1800



Rear Elevation

Modified Bi-Level with 3-Car Garage

1424 Sq. Ft. Main Floor

360 Sq. Ft. Second Floor

1784 Sq. Ft. Total Living Area

Width: 58'-8" (incl. garage)

Depth: 56'-0" (plus deck)

Bedrooms: 3

Bathrooms: 3

Laundry: Lower Floor

Walk-in Pantry: Yes

Office/Den: No

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Exterior Walls:

2x6 x 9 Ft. Main Floor

2x6 x 8 Ft. Second Floor

Foundation:

5' 2x6 Pony Wall on 4' Concrete
(Other Foundations Available)

Special Ceilings:

Vaulted Kitchen Dining & Great Rm

Fireplace:

Yes

Deck(s):

Rear

Veranda:

No

Attached Garage:

Yes (3-Car - 9'x8' & 16'x8' Doors)

Finished Basement Plan:

No

Modified Bi-Level with 3-Car Garage. This home shown with clean roof lines plus contrasting trim and window treatments gives this bi-level a very stylish appeal. Welcome your guests through the bright front foyer with large windows above the door, which also has 2 sidelites. From the large foyer you can go down to the lower level, into the garage, or enter into the main living area. A 2-piece bath is conveniently located off the garage and front entry, which means not having to enter the main part of the house. The open plan has a vaulted ceiling over the great room, nook and kitchen. This open plan allows for many options in furniture arrangement centered around the gas fireplace with easy traffic flow. The double garden doors in the nook extend the entertaining area outdoors via a deck. The kitchen features a layout to provide maximum counterspace, lunch bar, and a functional work triangle. Note the oversized walk-in pantry. There are 2 nice sized bedrooms located on the main floor and accompanied with a large main bath. Up the main staircase, a landing leads to an attractive front master suite with its large picture window, convenient walk-in closet, and 5-piece ensuite that boasts a soaker tub and larger-than-usual shower. The large 3-car garage will be Dad's pride and joy being 25 feet deep. With its fresh, contemporary appearance, this 1790 square foot home will fit well into any development. Mix and match the trim and door colors to suit your fancy.

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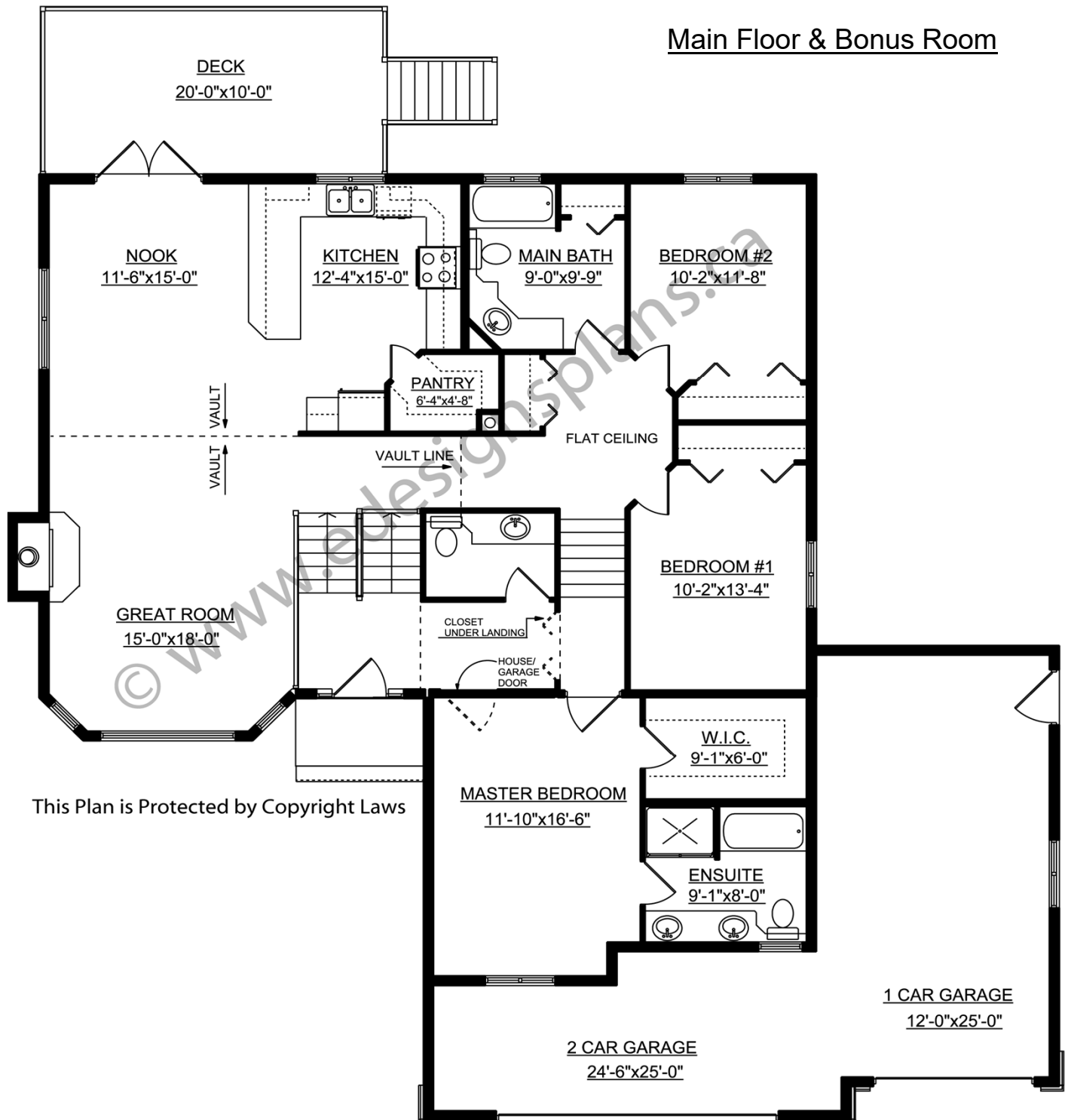
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Main Floor & Bonus Room



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