

# *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 #: 2010495 Front Elevation**

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



**Rear Elevation**



**Bi-Level Plan**

**1259 Sq. Ft. Main Floor**

Width: 30'-0"  
 Depth: 46'-6"  
 Bedrooms: 4  
 Bathrooms: 2  
 Main Floor Laundry: Yes  
 Walk-in Pantry: No  
 Office/Den: No

**Plan #: 2010495**

Exterior Walls: 2x6 x 8 Ft. (Main Floor)  
 Foundation: 4'-6" 2x6 Pony Wall on 4' Concrete (Other Foundations Available)  
 Special Ceilings: None  
 Fireplace: No  
 Deck(s): Rear (Covered)  
 Veranda: Yes  
 Attached Garage: No  
 Finished Basement Plan: Yes

**1259 Sq. Ft. Bi-Level:** Perfect size Bi-Level Plan; great for those narrow lots. It has great curb appeal yet is a very basic design to build. From the covered front veranda, enter into a large split front entry. From here you can go down to the lower level or up to the main living area. A nice-sized living room leads into the L-shaped kitchen which has a huge island with eating counter. The dining room is open to the kitchen and living room. See the decent-sized master bedroom with two large closets. The bathroom features a 6' tub and a 36" x 48" walk-in shower. The lower level has three more large bedrooms with lots of closet space. The 3-piece bath on this level also includes a 36" x 48" walk-in shower. The games/family room has all the space needed for that big screen TV. An overall great plan with a super curb appeal to go with it.

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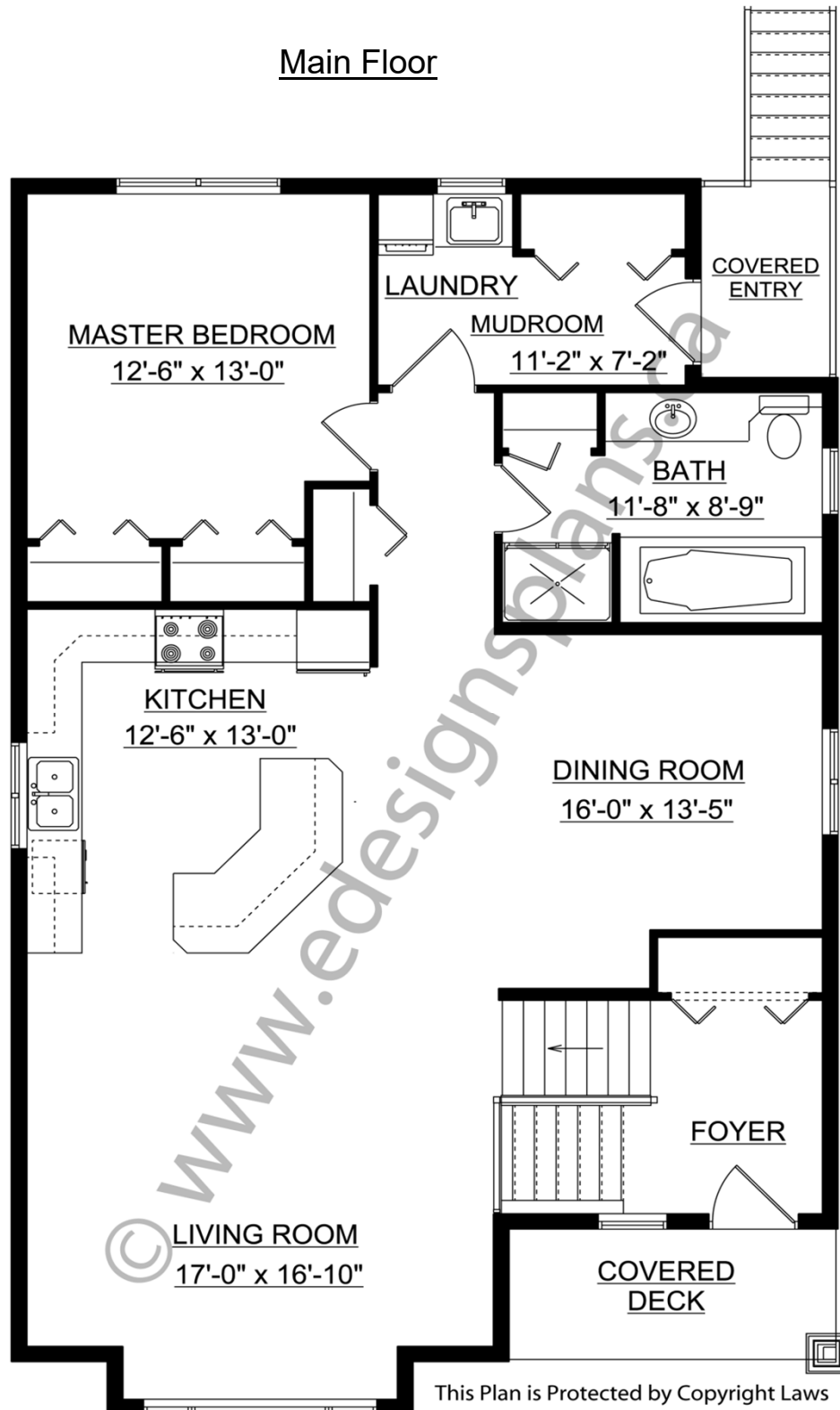
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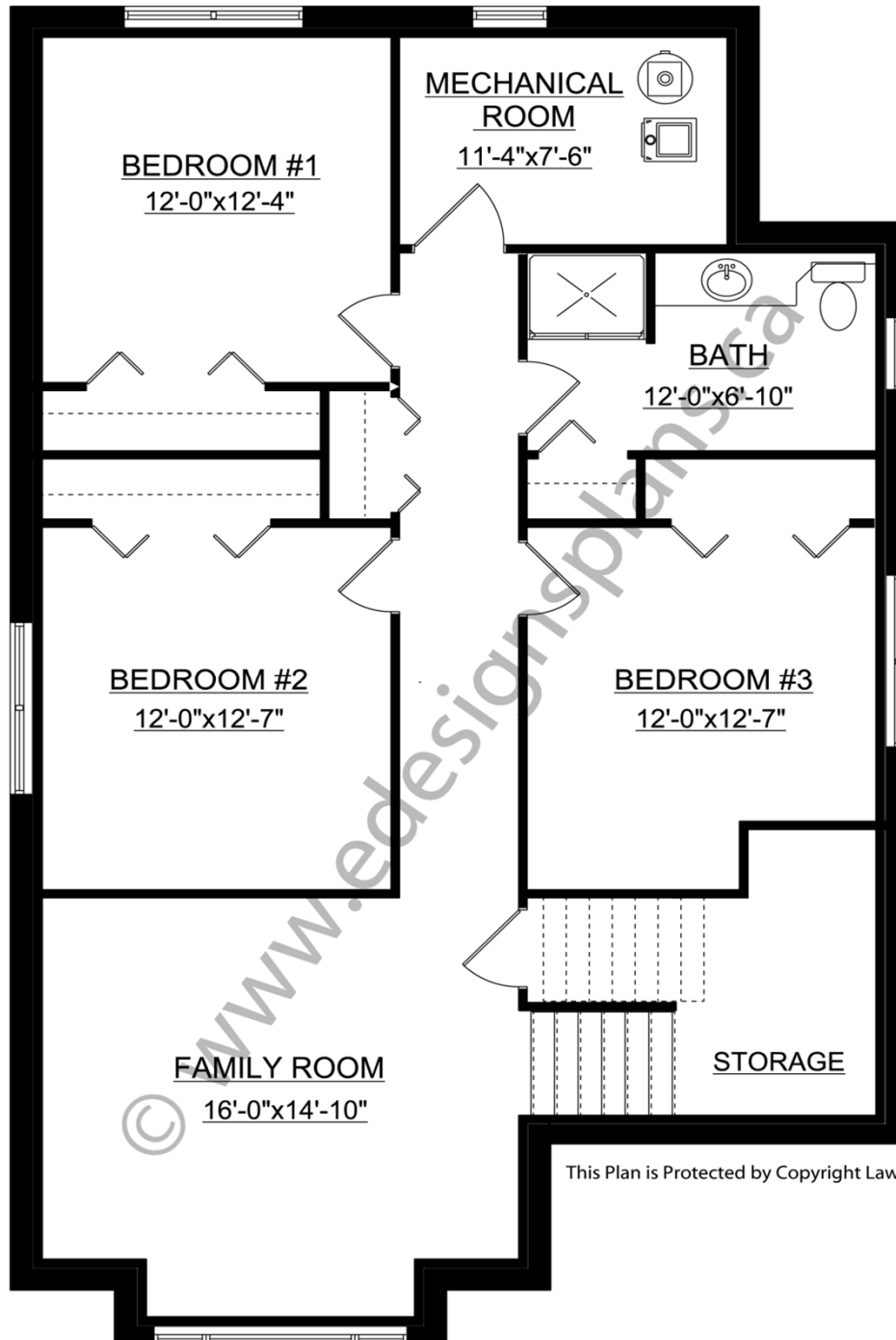
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## Basement



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