

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 #: 2011579 Front Elevation

www.edesignsplans.ca

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



Rear Elevation

Modified Bi-Level

1714 Sq. Ft. Main & Second Floor

1021 Sq. Ft. Finished Basement

2735 Sq. Ft. Total Living Area

Width: 54'-8"
 Depth: 57'-0" (plus decks)
 Bedrooms: 4
 Bathrooms: 3
 Main Floor Laundry: Yes
 Walk-in Pantry: Yes
 Flex Room: Yes

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Exterior Walls: 2x6 x 8 Ft. (Main Floor)
 2x6 x 8 Ft. (Second Floor)
 Foundation: 5' 2x6 Pony Wall on 4' Concrete
 (Other Foundations Available)
 Special Ceilings: Vaulted
 Fireplace: Yes
 Deck(s): Rear
 Veranda: No
 Attached Garage: Yes (3-Car - 9'x8' & 16'x8' Doors)
 Finished Basement Plan: Yes

A Modified Bi-Level with something for everyone in the family. This home will look great on a city lot, acreage, or on the farm. The multi-roof lines, along with the wider trims, corners, and the stonework really set this home apart from others. The dropped front entry has two closets plus access to the 3-car garage and the finished basement. The foyer, great room, kitchen and dining room ceilings are vaulted. The great room also has an inverted vault which allows for a peak head window plus a gas fireplace for those cooler days. The "L" shaped kitchen has a corner walk-in pantry and angled working island with a lunch bar. The dining room has a double garden door leading onto the rear deck. The laundry area is between two nice-sized bedrooms. A linen closet is beside the 4-piece bathroom. Up a few steps and now you're into the master bedroom. An inverted vault also in here for a peak head window which matches the great room. The 5-piece ensuite features a custom 60" shower and a corner spa tub set into an angled corner with two large windows. The windows can be ordered with "obscured" glass for privacy. Check out the finished basement with a spare bedroom, flex room, and a 3-piece bath. The large mechanical room has extra storage space as well. A large family room features a corner gas fireplace and a wet bar with extra cabinets. And of course, Dad will love his oversized three car garage with room for a work area and 8' high doors.

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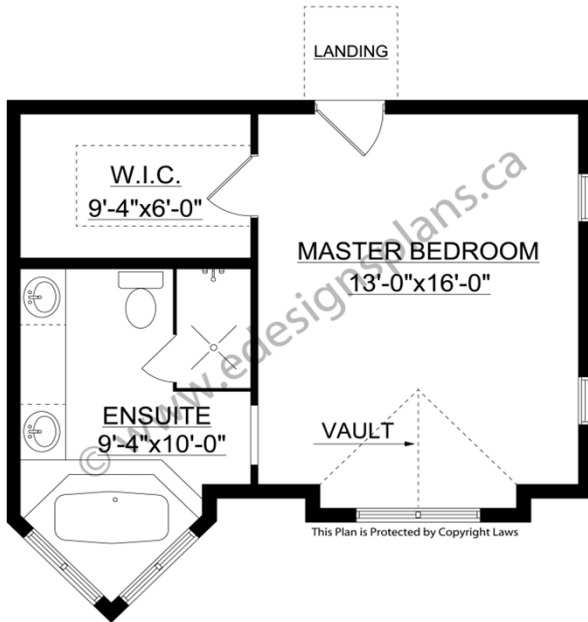
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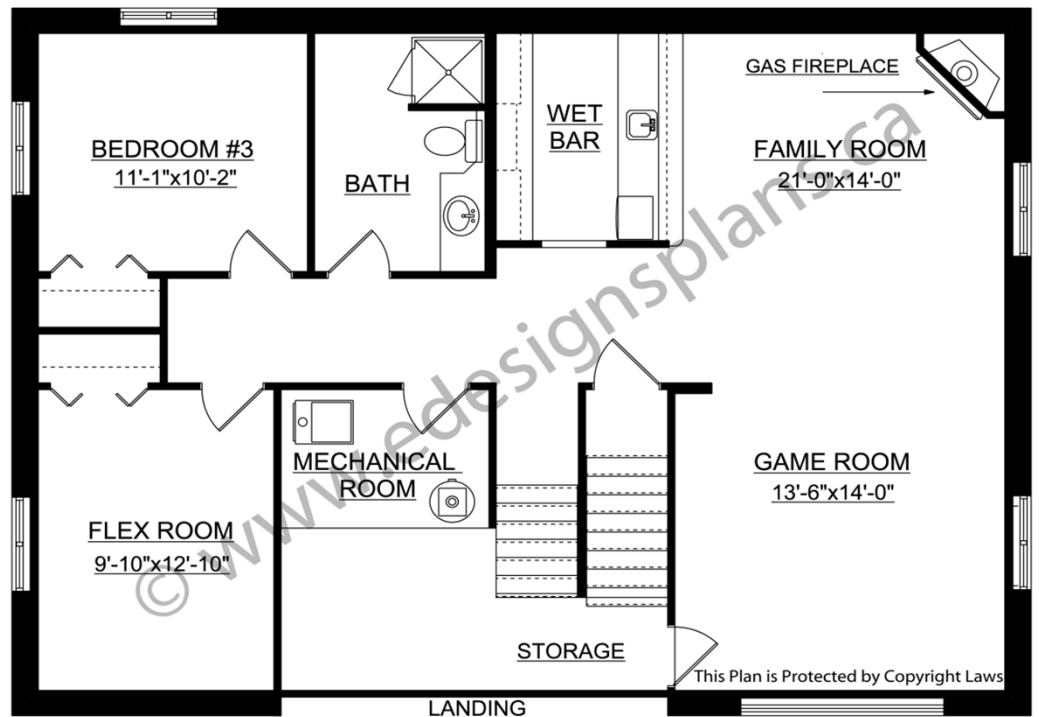
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Second Floor



Basement



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