

# *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 #: 2011594 Front Elevation**

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

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



**Rear Elevation**



**Bi-Level with Walkout Basement**

1349 Sq. Ft. Main Floor

1122 Sq. Ft. Lower Floor

2471 Sq. Ft. Total Living Area

Width: 38'-0"  
 Depth: 51'-0"  
 Bedrooms: 4  
 Bathrooms: 3  
 Main Floor Laundry: No  
 Walk-in Pantry: Yes  
 Office/Den: No

**Plan #: 2011594**

Exterior Walls:

Foundation:

Special Ceilings:

Fireplace:

Deck(s):

Veranda:

Attached Garage:

Finished Basement Plan:

2x6 x 8 Ft. (Main Floor)

8'-6" PWF

(Pressure Treated Wood)  
 (Other Foundations Available)

No

Yes

Side (Covered)

No

No

Yes

**Bi-Level with Walkout - Super Curb Appeal.** This Bi-Level Plan would be great for those narrow lots. For the size of this home, have a look at the bedrooms sizes. From the large open front entry, you can access the lower level or the main level. The living room has a plant ledge over the front closet and is open to the dining room and kitchen. The distinctive L-shaped kitchen features a walk-in pantry, working island and a phone desk. The Master Bedroom features a three-piece ensuite and two large closets. There are also two spare bedrooms with large closets, plus a three-piece bath by the kitchen area. The lower level is finished with one more bedroom and a three-piece bathroom. The large utility room is also the laundry room. The rest of the basement floor plan is made into the family room. With the large windows, you will have lots of natural lighting. A double garden door leads out to the rear patio. Another great design and floor plan.

PROTECTED BY COPYRIGHT LAWS.  
 PROPERTY OF ***E-DESIGNS PLANS INC.***

# E-Designs Plans Inc.

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

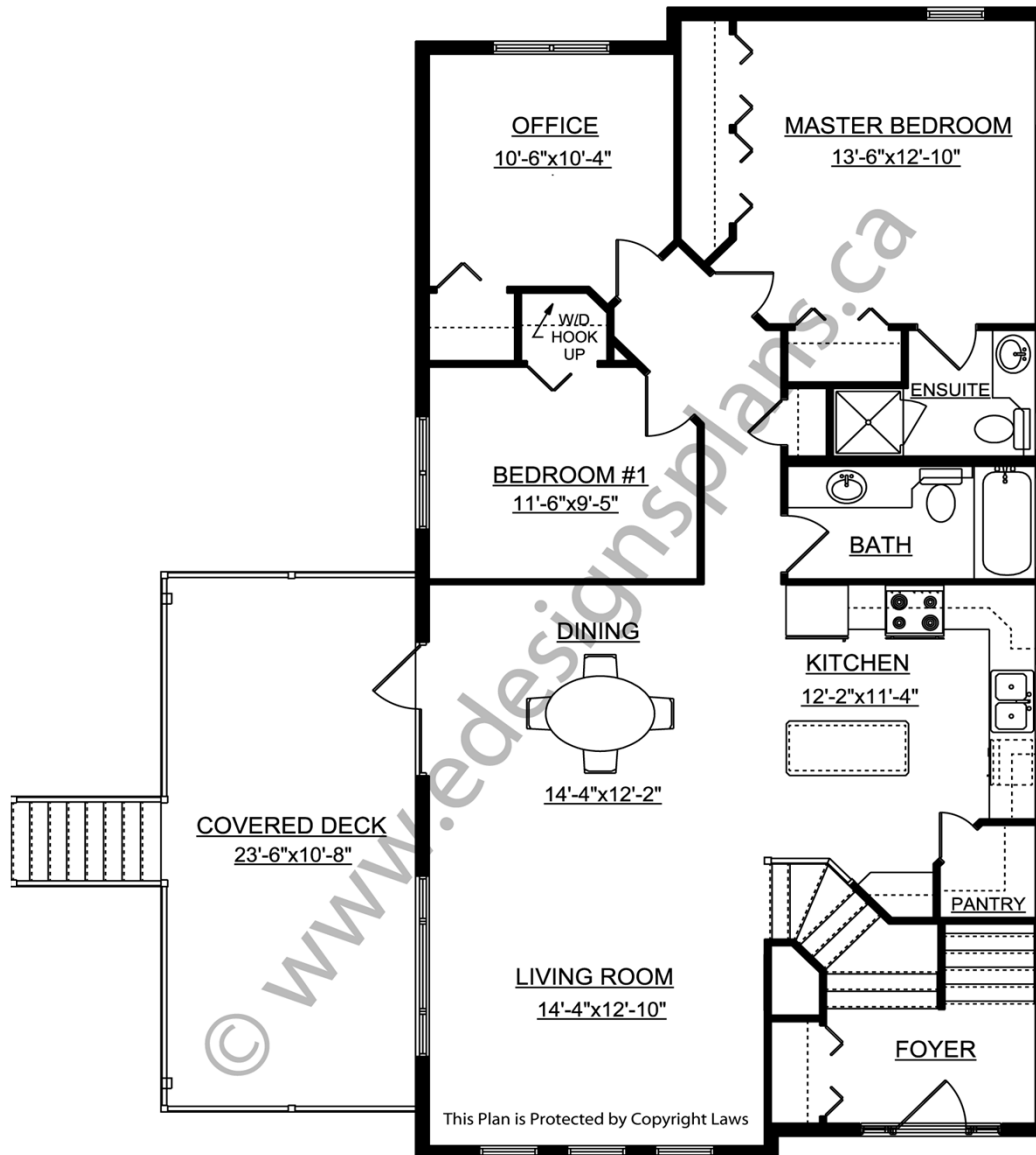
For more information about this plan contact the designer at: [info@edesignsplans.ca](mailto:info@edesignsplans.ca).

Plan 2011594

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

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

## Main Floor



PROTECTED BY COPYRIGHT LAWS.  
PROPERTY OF **E-DESIGNS PLANS INC.**

# E-Designs Plans Inc.

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

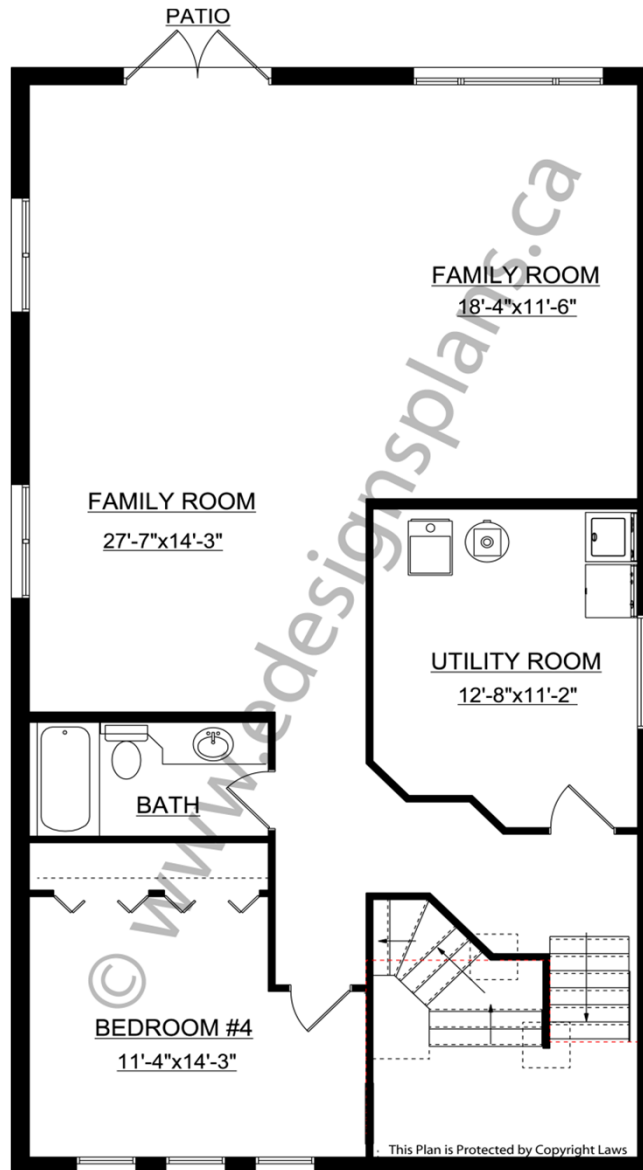
For more information about this plan contact the designer at: [info@edesignsplans.ca](mailto:info@edesignsplans.ca).

Plan 2011594

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

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

## Basement



PROTECTED BY COPYRIGHT LAWS.  
PROPERTY OF **E-DESIGNS PLANS INC.**