

# 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 #: 2012603 Front Elevation**

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

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



**Rear Elevation**

**Modified Bi-Level with Walkout**

1284 Sq. Ft. Main Floor  
377 Sq. Ft. Second Floor  
1611 Sq. Ft. Total

Width: 73'-0"  
Depth: 41'-8"  
Bedrooms: 5  
Bathrooms: 3  
Main Floor Laundry: Yes  
Walk-in Pantry: Yes  
Office/Den: Yes

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Exterior Walls: 2x6 x 8 Ft. (Main Floor)  
Foundation: 5' 2x6 Pony Wall on 4' ICF (Insulated Concrete Form) (Other Foundations Available)  
Special Ceilings: Vaulted  
Fireplace: No  
Deck(s): Side  
Veranda: No  
Attached Garage: Yes (2-Car with 10'x8' Doors)  
Finished Basement Plan: Yes (Walkout)

**1611 Sq. Ft. Modified Bi-Level with Walkout Basement.** We have taken one of our most popular modified bi-level plans and put the garage on the front. This plan also has a developed basement so everything has been done for you. From the dropped front entry you have access to the 2-car garage, the lower level, and to the upper level. There are two closets in the entry. The "L" shaped kitchen features a corner walk-in pantry and angled working island with a lunch bar. The kitchen is open to the dining and great room. Lots of big windows in these rooms and a double garden door leading out to the deck. The great room also features an inverted vaulted ceiling allowing for a round top window in the front. There are two good-sized bedrooms next to the 3-piece bath. Up a few steps and you're into the master bedroom. There are lots of windows here, too. A walk-in closet and a 3-piece ensuite complete this room. The walkout basement is where you will find another two bedrooms, a 3-piece bath, large laundry room, and a mechanical room. The family room has lots of natural lighting from all the windows and the double garden doors leading out to the covered patio. This plan has something for everyone including Dad, as he will love his two car garage with lots of room for the "toys" and a workshop area.

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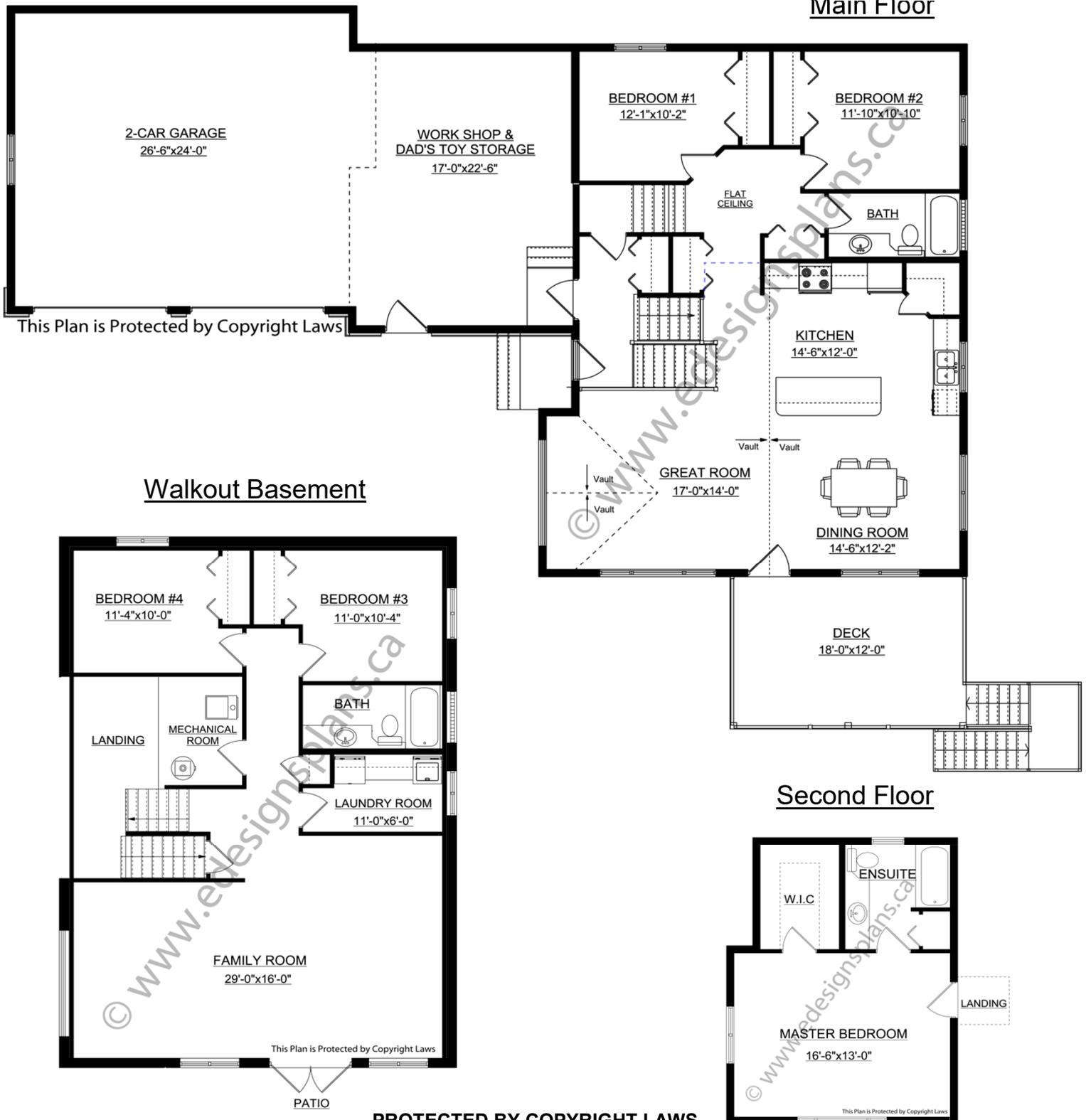
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