

E-Designs Plans Inc.

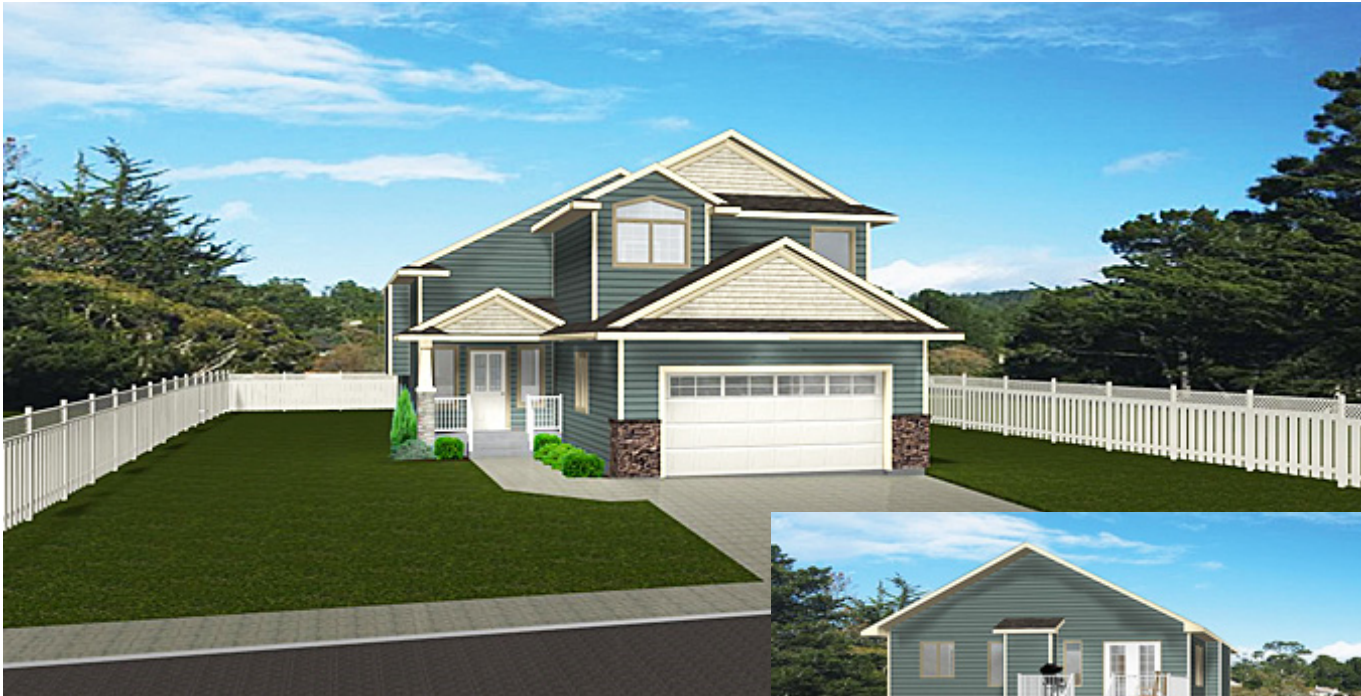
A western Canadian company from Alberta that designs and ships home plans all across Canada, the US, and Overseas.

For more information about this plan contact the designer at: info@edesignsplans.ca.

Plan #: 2012609 Front Elevation

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Call Us 1-855-675-1800



Rear Elevation



Modified Bi-Level with 2-Car Garage

1231 Sq. Ft. Main Floor

339 Sq. Ft. Bonus Room

1570 Sq. Ft. Total Living Area

Width: 35'-0"
 Depth: 60'-0" (plus deck)
 Bedrooms: 3
 Bathrooms: 2
 Main Floor Laundry: Yes
 Walk-in Pantry: Yes
 Office/Den: No

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Exterior Walls: 2x6 x 8 Ft. (Main Floor)
 Foundation: 5' 2x6 Pony Wall on 4' Concrete (Other Foundations Available)
 Special Ceilings: None
 Fireplace: Yes
 Deck(s): Rear
 Veranda: Yes
 Attached Garage: Yes (2-Car with 16'x7' Door)
 Finished Basement Plan: No

Modified Bi-Level with Bonus Room. This cozy bi-level has great curb appeal with its multi-roof lines, craftsman style post, and window trim/corners. From the covered front veranda, there is a large entry with a coat closet. Up the stairs takes you into the kitchen, dining, and living room area, which is all one open concept. There is a gas fireplace in the living room to enjoy. The dining room has double garden doors leading to the rear deck. A walk-in pantry and working island compliments the kitchen. In from the garage access is the main floor laundry. There are two bedrooms on this level along with a 3-piece bath. Upstairs to the bonus room you will find the large master bedroom complete with walk-in closet and a 4-piece ensuite including a corner tub. The landing is open to below. The master suite is above the nice-sized two-car garage with 16'x7' door. If you need more room, the basement is undeveloped except for the mechanical room - lots of possibilities here.

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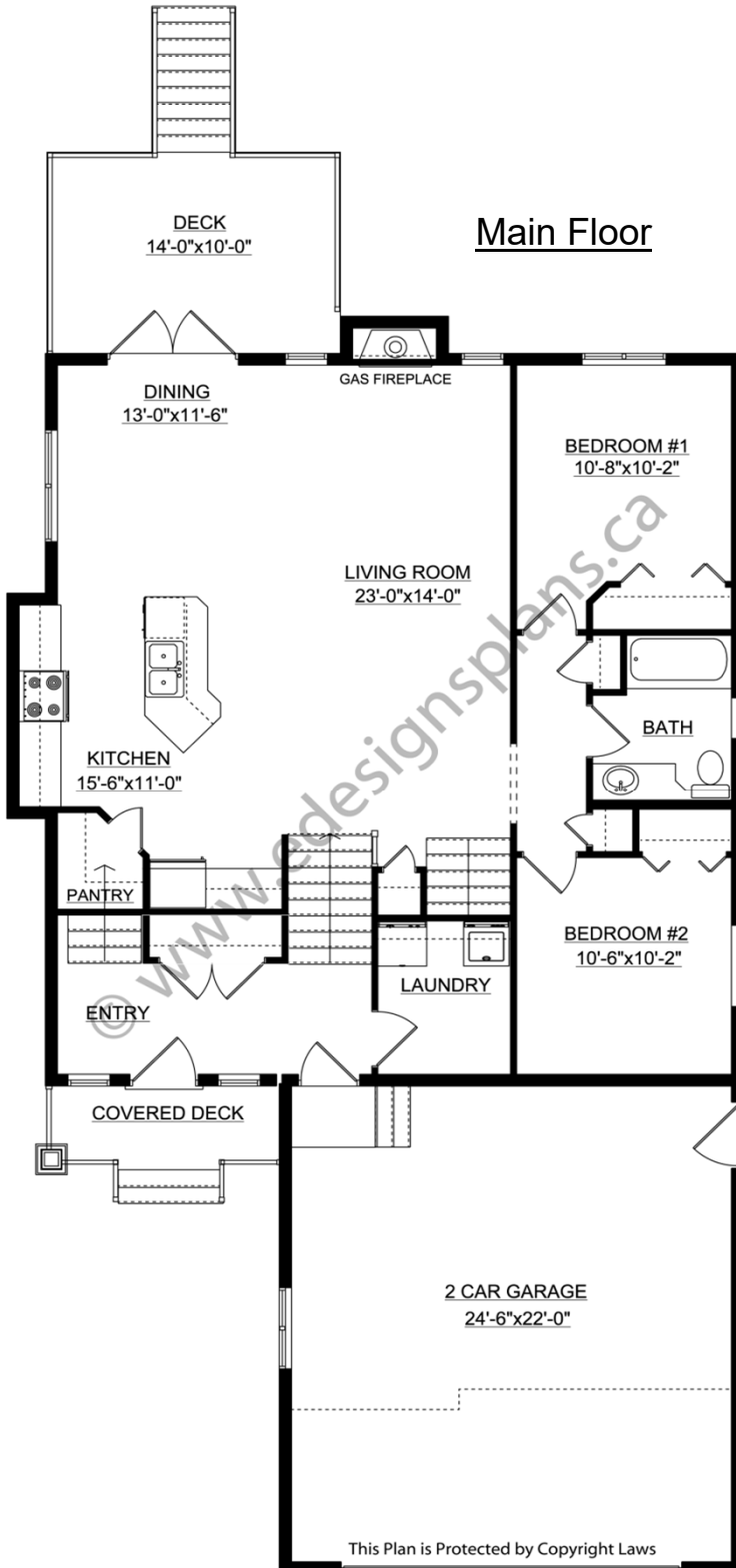
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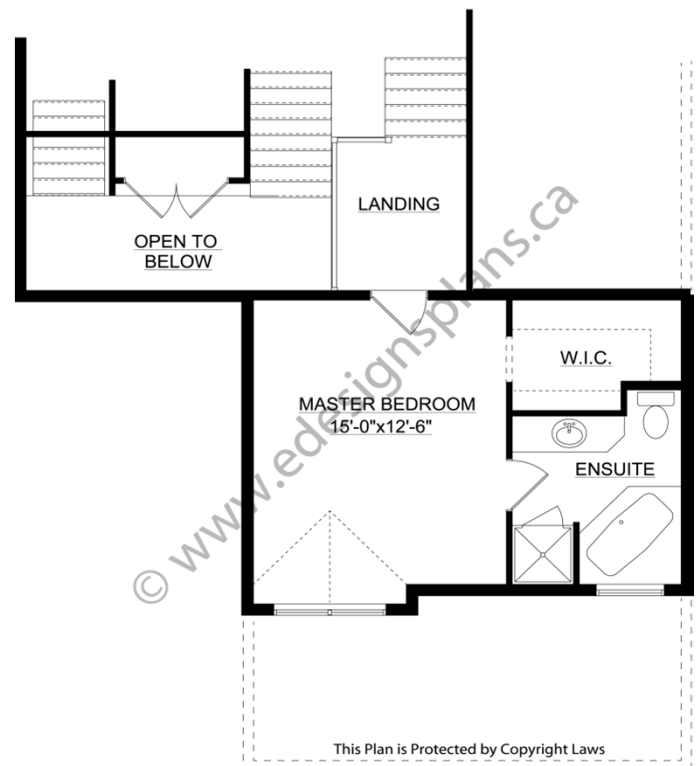
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Main Floor



Bonus Room



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