

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 #: 2012657 Front Elevation

www.edesignsplans.ca

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



Rear Elevation

Modified Bi-Level with Walkout/2-Car Garage

1189 Sq. Ft. Main Floor

392 Sq. Ft. Second Floor

1581 Sq. Ft. Total Living Area

Width: 41'-8"

Depth: 53'-0" (plus deck)

Bedrooms: 3

Bathrooms: 2

Main Floor Laundry: No

Walk-in Pantry: Yes

Office/Den: No

Plan #: 2012657

Exterior Walls:

Foundation:

Special Ceilings:

Fireplace:

Deck(s):

Veranda:

Attached Garage:

Finished Basement Plan:

2x6 x 9 Ft. (Main Floor)

2x6 x 8 Ft. (Second Floor)

5' 2x6 Pony Wall on 4' ICF
(Other Foundations Available)

Vaulted Kitchen, Nook & Great Rm

Yes

Rear

No

Yes (2-Car with 18'x7' Door)

No

Modified Bi-Level with Walkout & 2-Car Garage. This plan has the master bedroom with 5-piece ensuite and walk-in closet above the garage for added privacy. Two more bedrooms on the main floor make this a perfect 3 bedroom home design for a town or city lot. A vaulted ceiling over the kitchen, nook and great room makes this open concept area look much larger. The kitchen has a corner pantry and a full island with lunch bar. Exit from the nook to the rear deck through double garden doors. Lots of closet and storage space in this design. The 2-car garage is a nice size and has an 18'x7' overhead door. The basement is undeveloped but has a walkout patio, so lots of options can be planned here from a games/media room with wet bar, to a large open family room, and even more bedrooms. This basement will be nice and bright due to the doors and windows in the walkout section.

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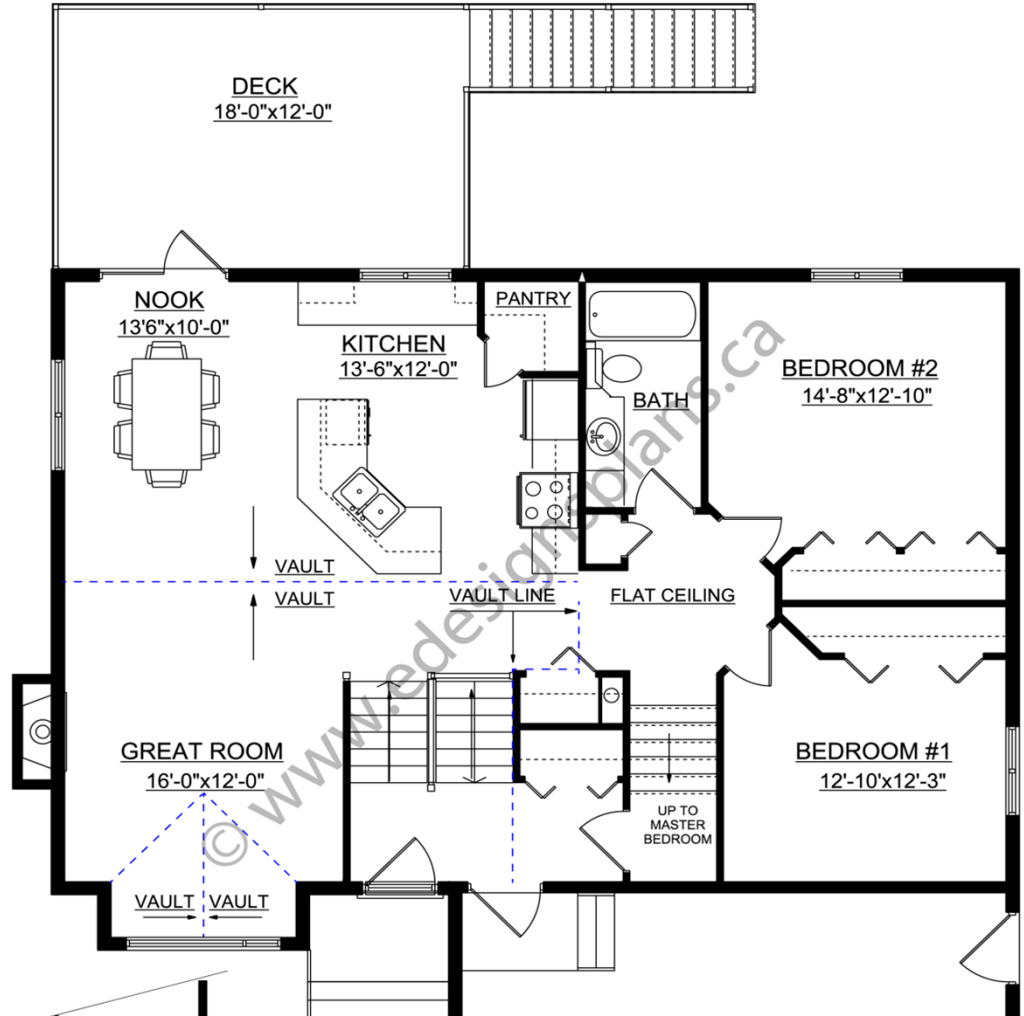
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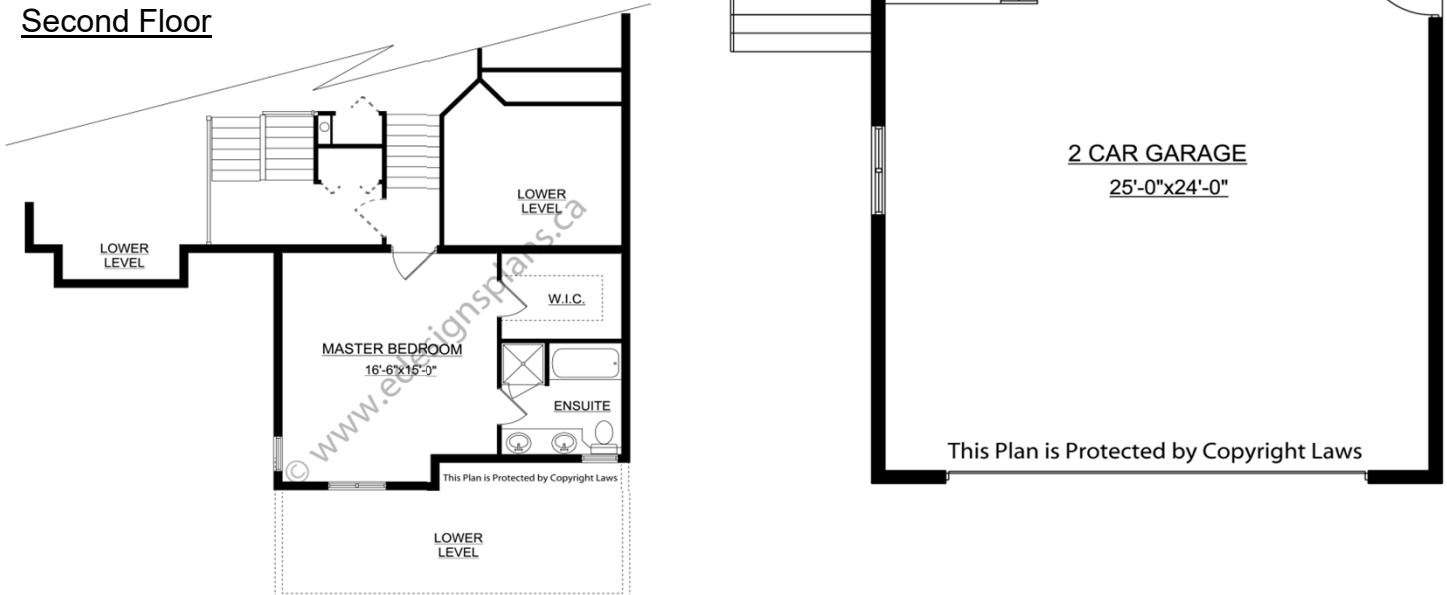
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Main Floor



Second Floor



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