

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 #: 2013684 Front Elevation

www.edesignsplans.ca

Call Us 1-855-675-1800



Rear Elevation

Modified Bi-Level with 2-Car Garage

1284 Sq. Ft. Main Floor

430 Sq. Ft. Second Floor

1714 Sq. Ft. Total Living Area

Width: 42'-8"

Depth: 55'-0" (plus deck)

Bedrooms: 4

Bathrooms: 3

Main Floor Laundry: Yes

Walk-in Pantry: Yes

Office/Den: Yes

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Exterior Walls:

Foundation:

Special Ceilings:

Fireplace:

Deck(s):

Veranda:

Attached Garage:

Finished Basement Plan:

2x6 x 9 Ft. (Main Floor)

2x6 x 9 Ft. (Second Floor)

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

Vaulted Kitchen/Dining/Great Rm

Yes

Rear

No

Yes (2-Car with 16'x8' Door)

Yes

Modified Bi-Level with 2-Car Garage. This plan has great curb appeal with its craftsman style post and multi-roof line. Enter up the stairs from the foyer to the great room, kitchen, and dining room, which is vaulted. The great room is candelivered out for more room and has a gas fireplace to enjoy. The kitchen is open to the dining room and has a corner pantry. The sink and dishwasher are in the island, which also has an eating bar. Double garden doors open to the deck at the rear. Main floor laundry is situated in the hallway between the two bedrooms. The main bathroom has double sinks. Up the stairs leads to the master bedroom area which is over the garage. It has a huge walk-in closet and 5-piece ensuite featuring a corner tub. The basement has an additional bedroom as well as an office (which could be converted to another bedroom if required). The family room downstairs also has a corner fireplace and a full wet bar. Lots of storage under the stairs and in the basement as well. The 2-car garage has a 16'x8' overhead door as well as a side walk-in entrance.

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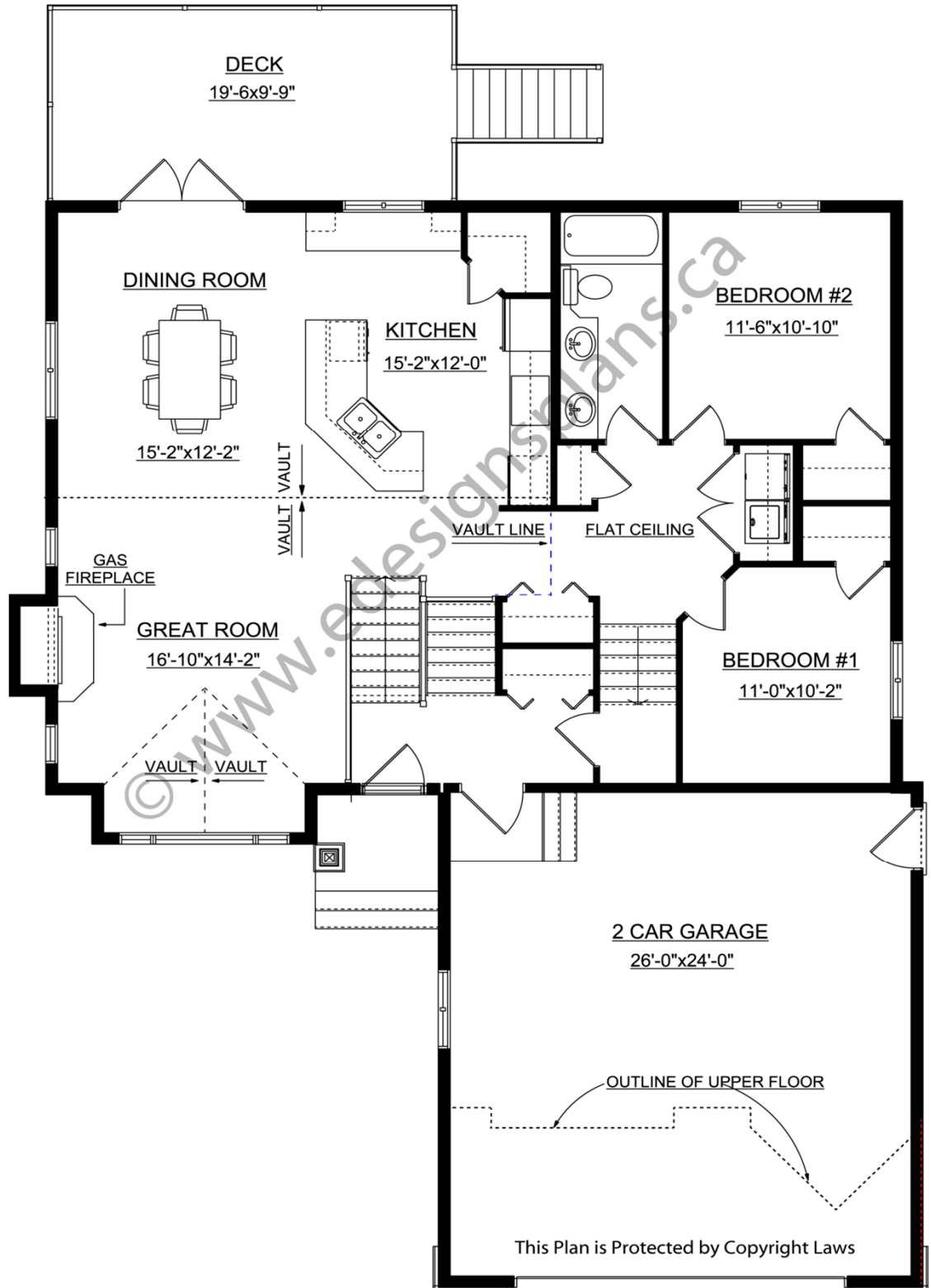
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Main Floor



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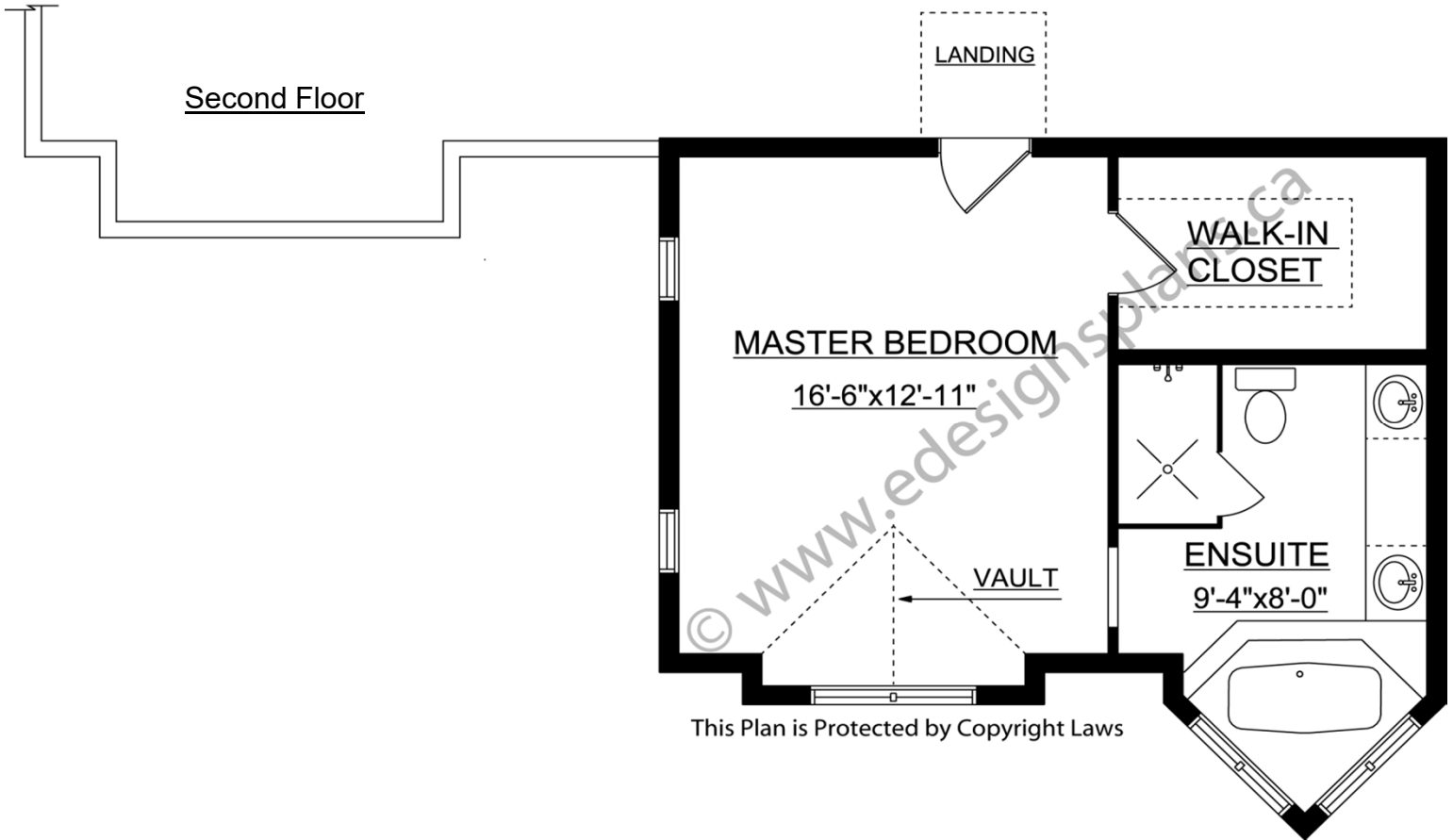
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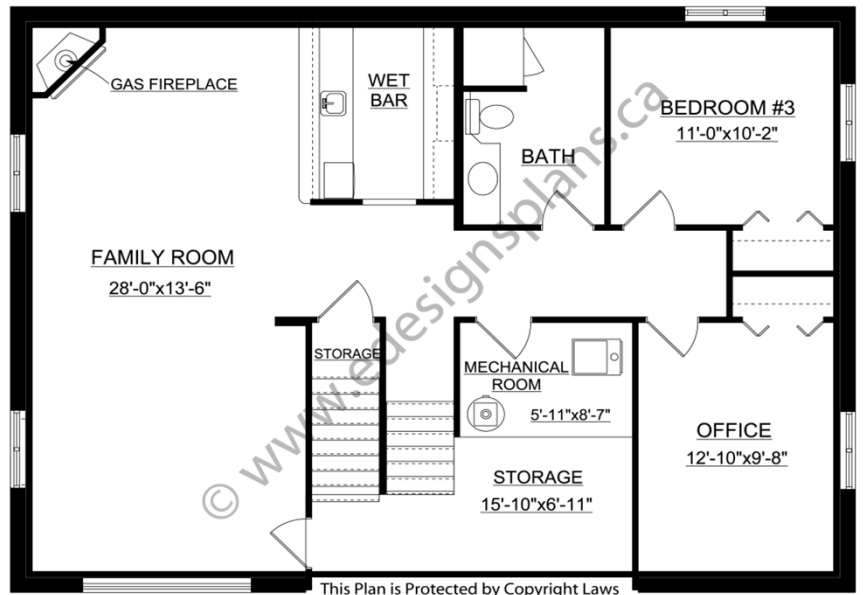
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Finished Basement



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