

# 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 #: 2013688 Front Elevation**

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

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



**Rear Elevation**

**Modified Bi-Level with 3-Car Garage**

1316 Sq. Ft. Main Floor

377 Sq. Ft. Second Floor

1693 Sq. Ft. Total Living Area

Width: 54'-8" (plus deck)

Depth: 60'-2"

Bedrooms: 4

Bathrooms: 3

Main Floor Laundry: Yes

Walk-in Pantry: Yes

Office/Den: No

**Plan #: 2013688**

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)

9' ICF (Insulated Concrete Form)  
(Other Foundations Available)

Vaulted Kitchen/Dining/Great Rm

Yes (3-Way Gas)

Rear (Covered)

No

Yes (3-Car - 10'x8' & 16'x8' Doors)

Yes

**Modified Bi-Level with 3-Car Garage.** From the front foyer you enter into the kitchen, dining room, and great room area, which has a vaulted ceiling. A 3-way fireplace in the great room makes it enjoyable from either room. The L-shaped kitchen has a corner pantry and island with eating bar. Exit the dining room through double garden doors to the covered back deck. There are two bedrooms and main floor laundry on this level. The master bedroom is up on the second floor above the garage for added privacy. It has a huge walk-in closet and 4-piece ensuite. The basement is finished with an additional bedroom including a walk-in closet, and huge family room. A separate theater room is built into this design for that extra special equipment and sound. The 3-car garage has one 10'x8' and one 16'x8' overhead door. The third bay has a garage door in the back yard as well, perfect for that ride on lawnmower or ATV. Lots of room in this garage for a workbench area, too. Great curb appeal with the staggered garage doors and brick trim on the front. A great plan!

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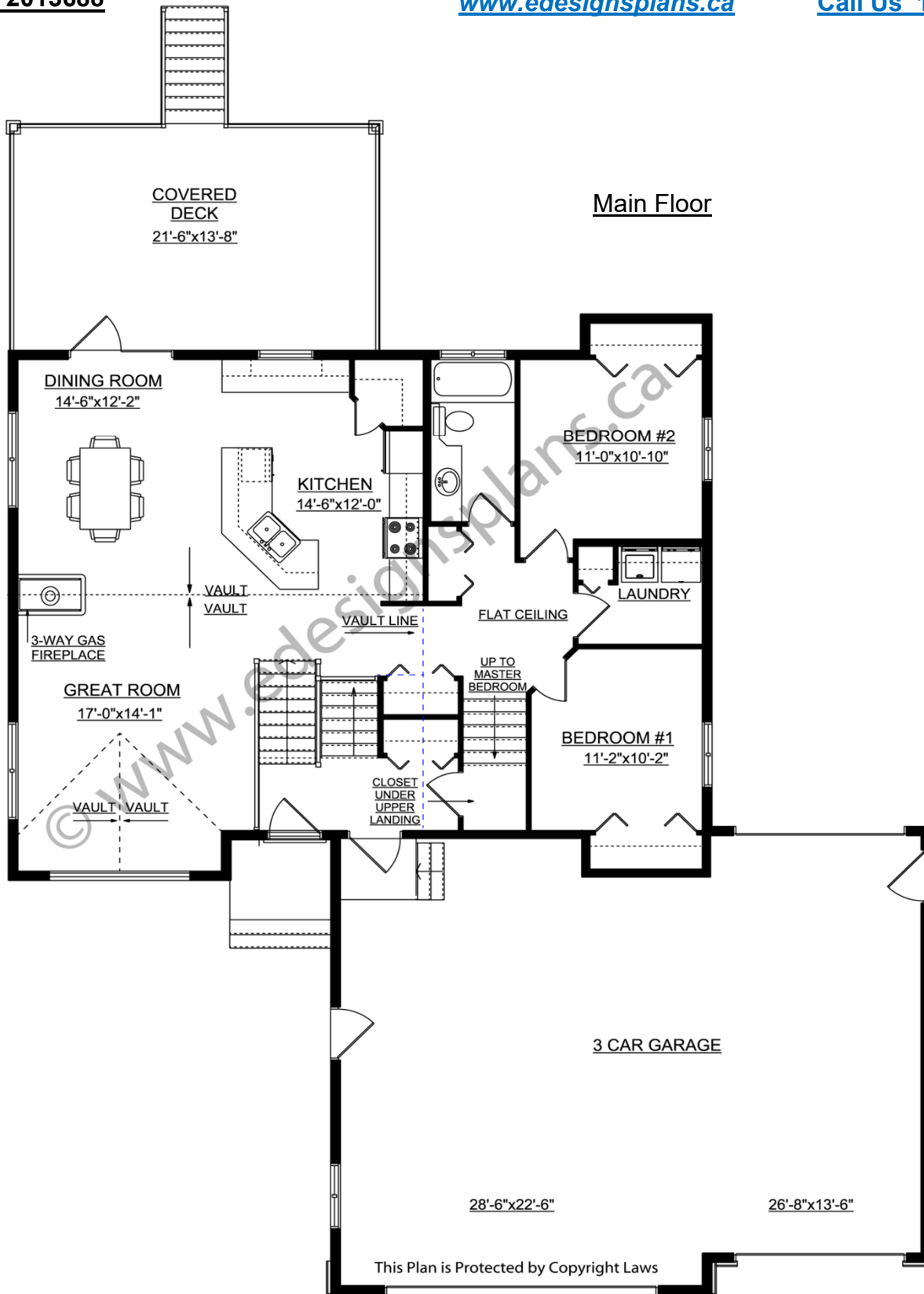
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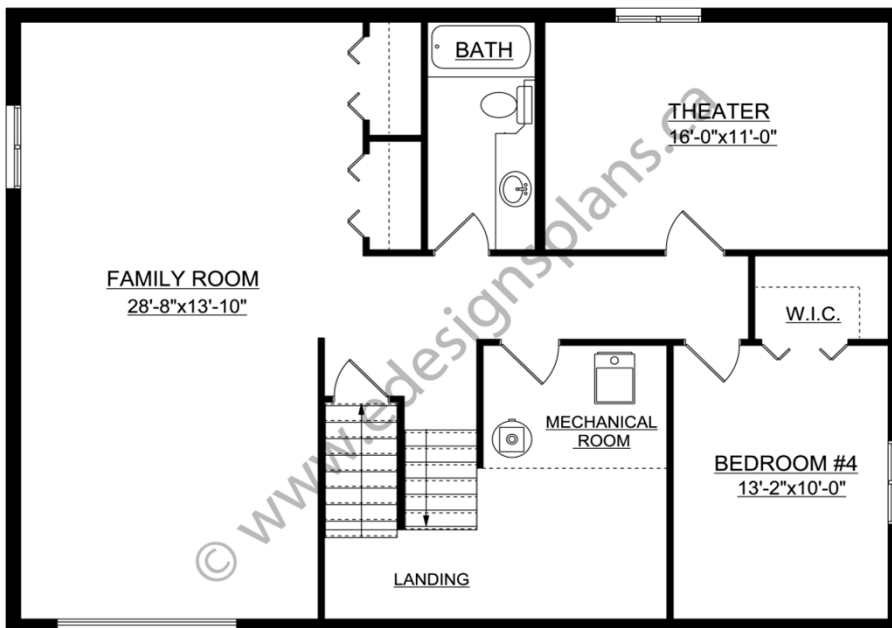
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Second Floor



Finished Basement

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