

# *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 #: 2013742 Front Elevation**

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

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



**Rear Elevation**



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

1231 Sq. Ft. Main Floor  
350 Sq. Ft. Bonus Room  
1581 Sq. Ft. Total Living Area

Width: 41'-2"  
 Depth: 62'-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)  
 2x6 x 8 Ft. (Bonus Room)  
 Foundation: 9' PWF (Pressure Treated Wood)  
 (Other Foundations Available)  
 Special Ceilings: None  
 Fireplace: Yes  
 Deck(s): Rear  
 Veranda: Yes  
 Attached Garage: Yes (3-Car - 8'x8' & 16'x8' Doors)  
 Finished Basement Plan: No

**Modified Bi-Level with Walkout with 3-Car Garage.** A nice looking home with a covered veranda, craftsman style post, brick trim, and a 3-car garage with a 16'x8' and 8'x8' overhead door. Right off the front entry is main floor laundry. Up the stairs takes you into the living room area, where it is open to above. There are 2 bedrooms on this level and a 3-piece bathroom. Up the stairs to the bonus room over the garage takes you to the master bedroom featuring a huge walk-in closet and 4-piece ensuite with corner tub. The landing in this area is open to below. The basement is a walkout, and can be designed however you would like. Lots of great options here.

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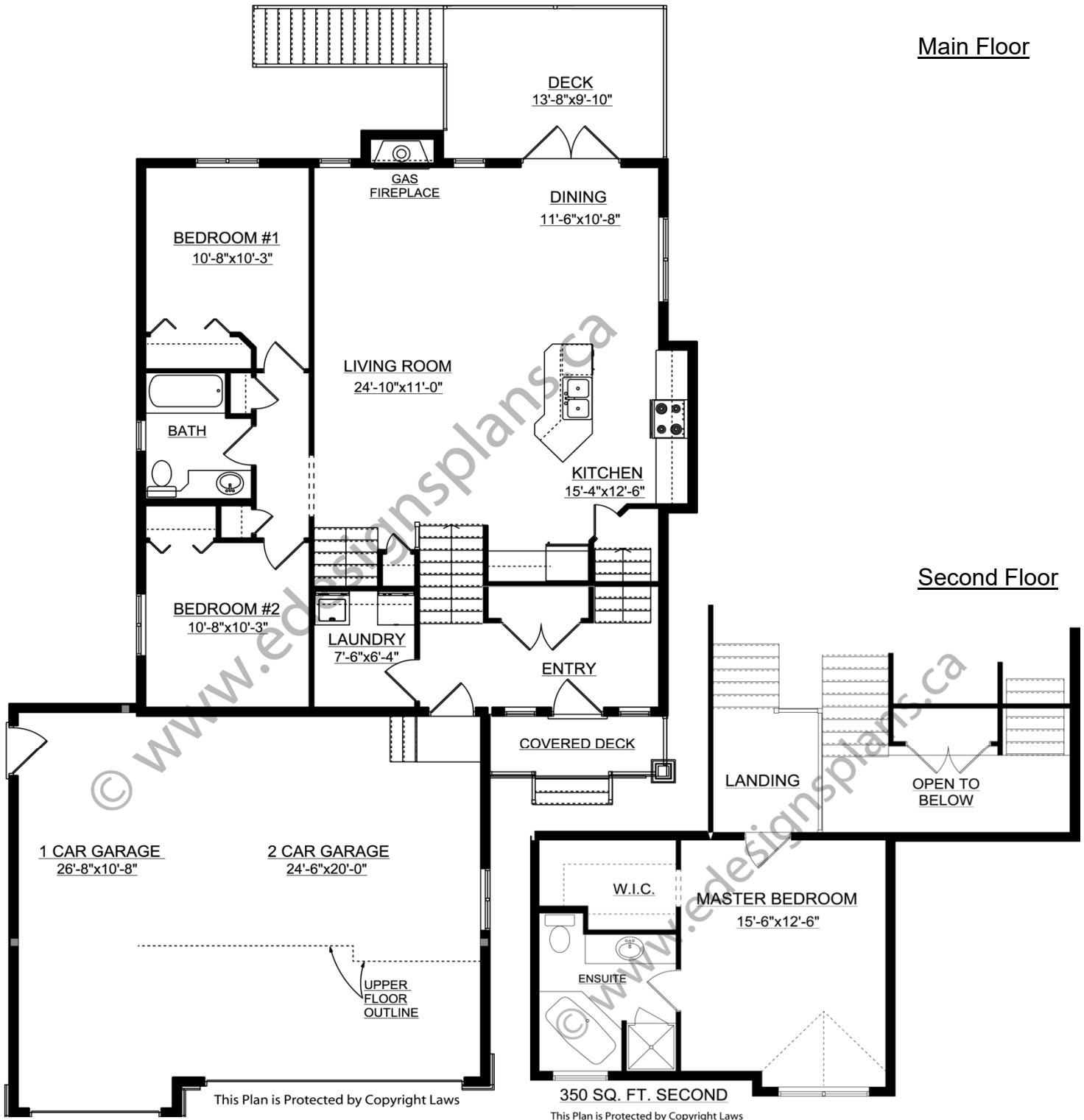
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