

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 #: 2014802 Front Elevation

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Rear Elevation



Bi-Level Plan with 2-Car Garage & Suite

1360 Sq. Ft. Main Floor

Plus 1063 Sq. Ft. Lower Suite

Width: 39'-0"
 Depth: 61'-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 9 Ft. (Main Floor)
 Foundation: 5' 2x6 Pony Wall on 4' ICF (Other Foundations Available)
 Special Ceilings: Vaulted Kitchen/Dining/Great Rm
 Fireplace: No
 Deck(s): Rear (Partially Covered)
 Veranda: Yes
 Attached Garage: Yes (2-Car with 16'x8' Door)
 Finished Basement Plan: Yes - with Suite

Bi-Level with Basement Suite in Lower Level. This Bi-Level Plan has a suite in the basement for that additional revenue or extended family. The suite has its own separate entrance from the garage side. 1063 sq. ft. is plenty big for a rental unit. It has 2 bedrooms with walk-in closets, an open concept, kitchen, dining, and living room, its own laundry area and 3-piece bath. It also has a storage area off the living room. The mechanical room is shared with the main level, but each floor has its own furnace. The main floor has 3 bedrooms. The master has its own walk-in closet and 3-piece ensuite. This floor also has a laundry room and 3-piece bath. The dropped front entry leads into the great room first, which has a built-in computer desk area. The L-shaped kitchen, dining room and great room have a vaulted ceiling over them. The kitchen has a walk-in pantry and working island. Double garden doors lead out from the dining room to the rear deck, which is partially covered. A great floor plan.

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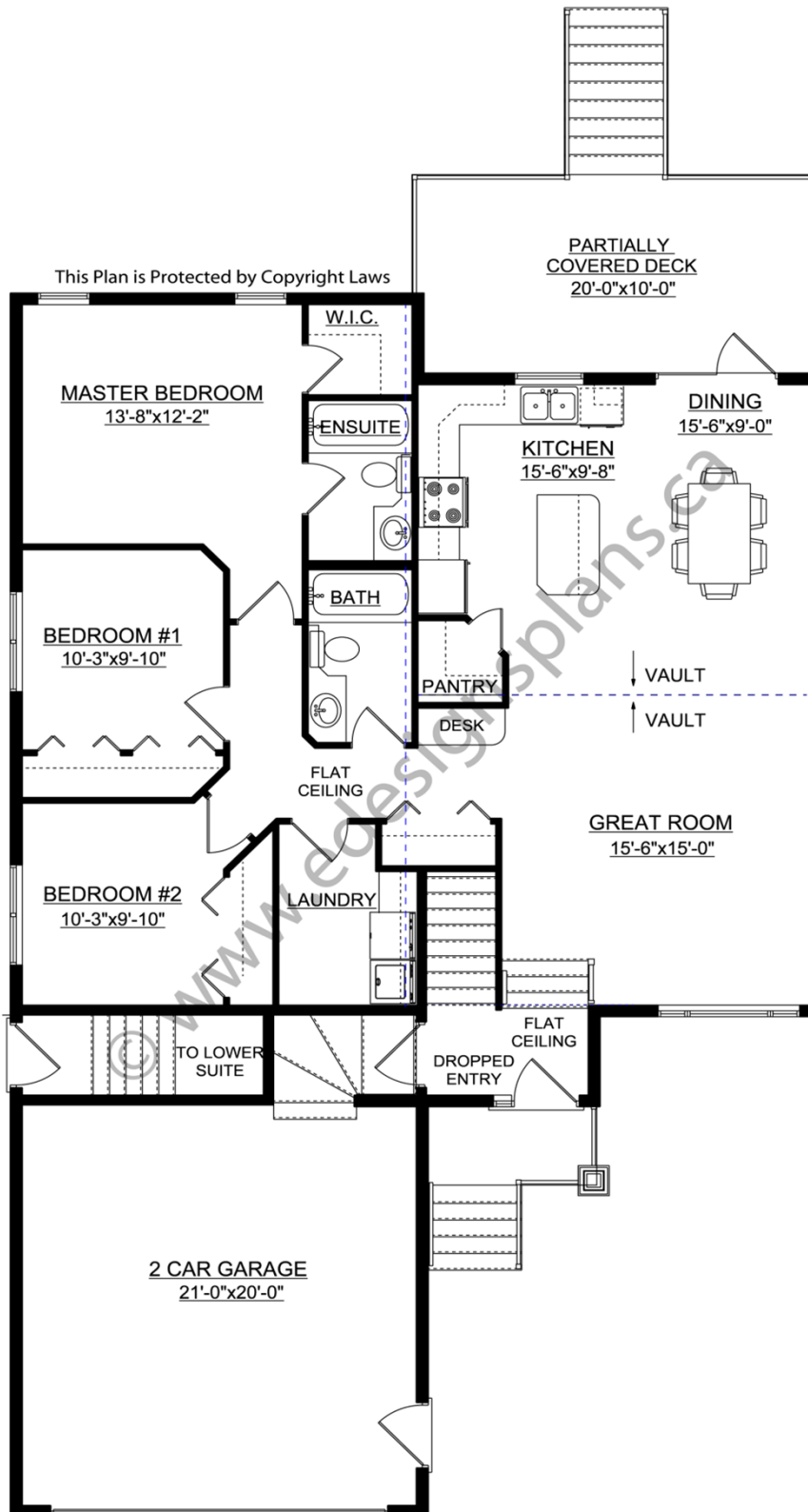
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Main Floor

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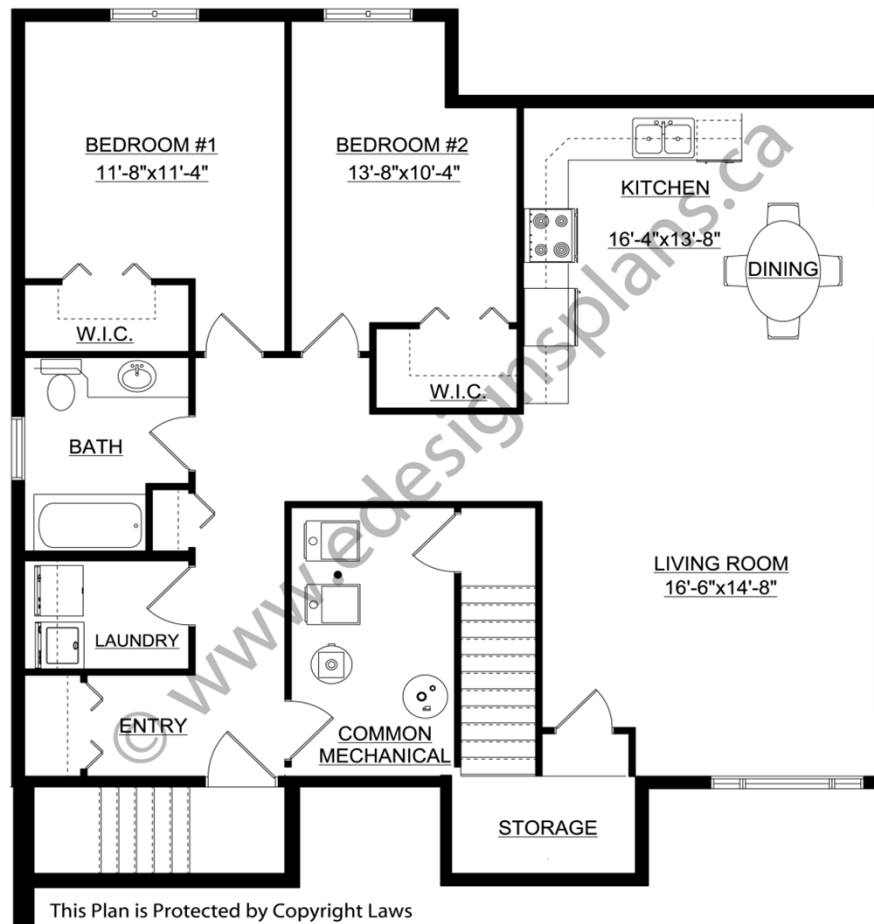
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Lower Suite

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