

# 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 #: 2014831 Front Elevation**

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

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



**Rear Elevation**



**Modified Bi-Level with 2-Car Garage**

1065 Sq. Ft. Main Floor  
 423 Sq. Ft. Second Floor  
 1488 Sq. Ft. Total Living Area

Width: 30'-0" (plus deck)  
 Depth: 61'-0" (plus deck)  
 Bedrooms: 3  
 Bathrooms: 2 & a Half Bath  
 Main Floor Laundry: No  
 Walk-in Pantry: No  
 Office/Den: No

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Exterior Walls: 2x6 x 9 Ft. (Main Floor)  
 2x6 x 9 Ft. (Second Floor)  
 Foundation: 9' ICF (Insulated Concrete Form)  
Note: 18" Clear Span Open Web Floor Trusses - no teleposts, hidden ductwork, unobstructed basement floor space.  
 Special Ceilings: None  
 Fireplace: No  
 Deck(s): Rear (Partially Covered)  
 Veranda: Yes  
 Attached Garage: Yes (2-Car with 16'x8' Door)  
 Finished Basement Plan: No

**Modified Bi-Level with 2-Car Garage.** 1488 square feet of total living area in this 3 bedroom modified bi-level. It makes great use of space on a narrower lot. Nice curb appeal with the stone trim and craftsman style post. It also has an attached double garage with a 16'x8' door. Enter the dropped front entry from the garage or the front covered veranda. Up a few stairs and you are in the kitchen and dining room, which are open to each other. A working island with lunch counter hosts the sink and dishwasher, leaving lots of counter space around you. Double garden doors lead to a large rear deck, which is partially covered. The great room has a large window for lots of natural light. This floor has the master bedroom on this level, together with a 3-piece ensuite and walk-in closet. Upstairs, above the garage, are two more good sized bedrooms and a 3-piece bathroom. Note that 18" clear span open web floor trusses are used in this plan opening up the basement floor space so there are no teleposts and all ductwork can be hidden. Design the basement as desired, with no obstructions.

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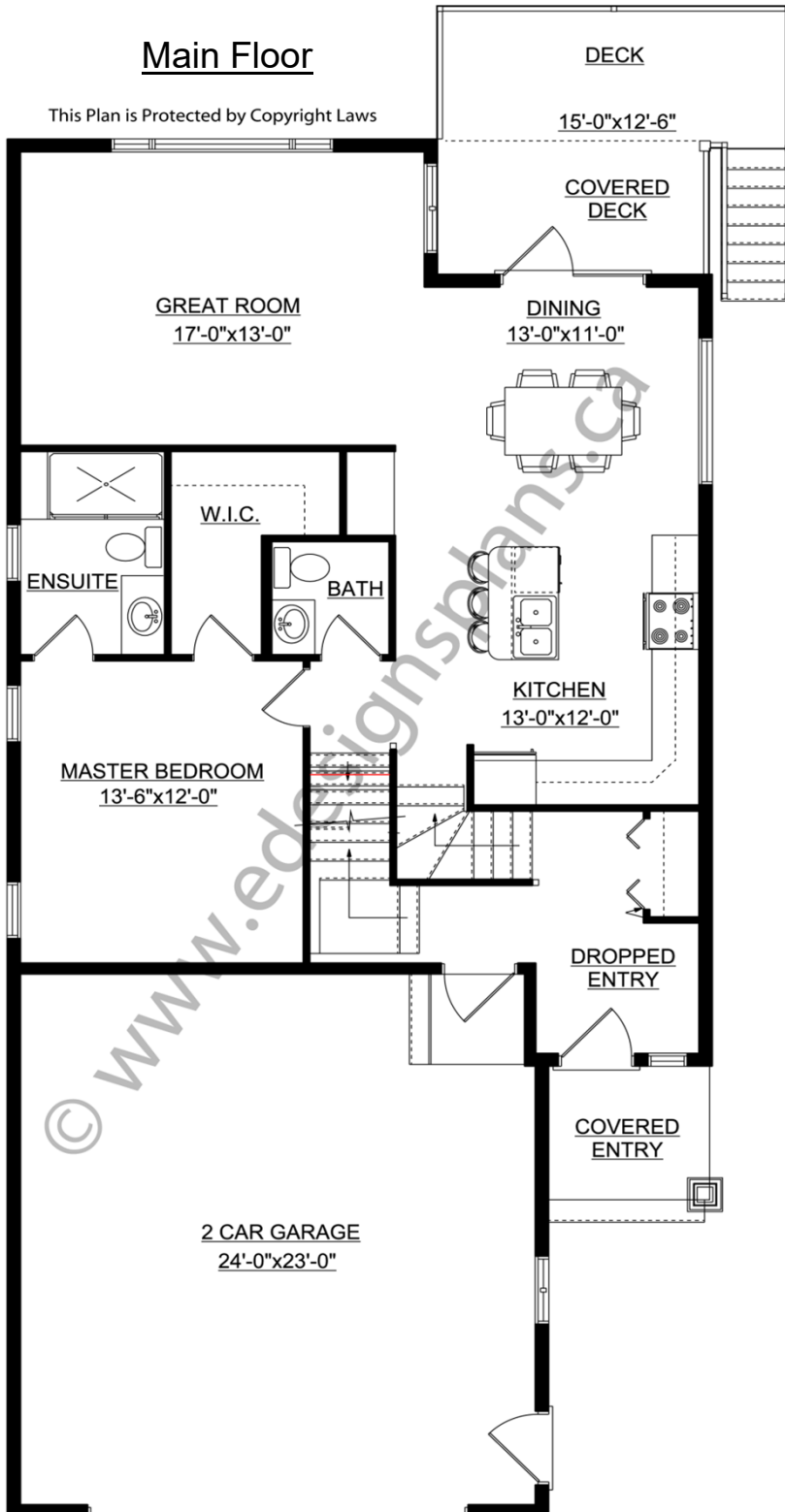
Plan 2014831

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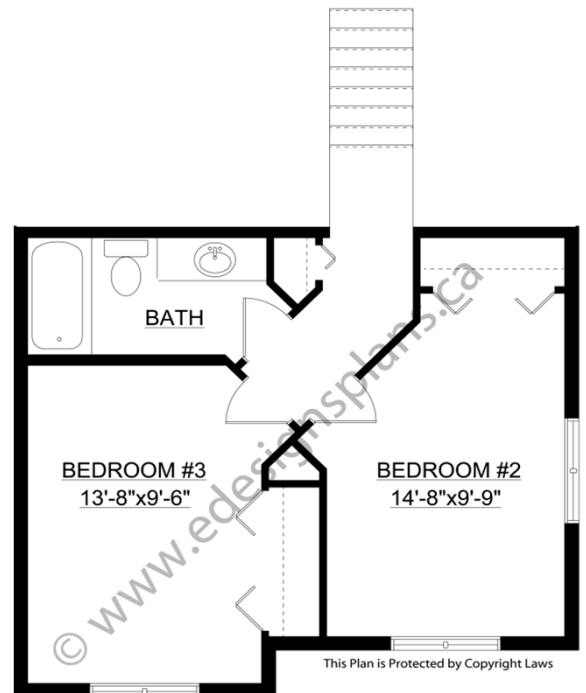
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## Main Floor

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## Second Floor



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