

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 #: 2010530 Front Elevation

www.edesignsplans.ca

Call Us 1-855-675-1800



Side Elevation



Front to Back Duplex

913 Sq. Ft. Main Floor per Unit

815 Sq. Ft. Second Floor per Unit

1728 Sq. Ft. Total Living Area per Unit

Width: 28'-0"

Depth: 78'-0"

Bedrooms: 3 per Unit

Bathrooms: 3 per Unit

Laundry: Second Floor

Walk-in Pantry: Yes

Office/Den: Computer Area

Plan #: 2010530

Exterior Walls:

Foundation:

Special Ceilings:

Fireplace:

Deck(s):

Veranda:

Attached Garage:

Finished Basement Plan:

2x6 x 8 Ft. (Main Floor)

2x6 x 8 Ft. (Second Floor)

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

No

No

Rear (Covered)

Front (Covered)

No

No

Front to Back Duplex: Perfect front to back duplex for any lot size. This 2-storey duplex is set on a 9'-0" bi-level foundation. This allows for large windows in the basement and with the 9 ft. walls, it makes hiding heating ducts easy. The front veranda with 2 decorative columns enters into a dropped landing which is open to the living room. There is also access to the lower floor from the landing. From the front entry you have a coat closet and a broom closet. The living room, which features a large 3 piece window, is open to the "U"- shaped kitchen. The kitchen has lots of cabinet and counter space. and features a lunch counter. A full pantry separates the dining room and kitchen. The dining area is very spacious and has room for a built-in china cabinet or a computer desk. The second floor bedrooms are not what you would expect in a duplex. They're huge! The large master bedroom features a 3-piece ensuite and a large walk-in closet. The main bathroom has a long vanity and a shower/bath combination. A laundry room is conveniently located on this floor. Need more room? The lower level (basement) is undeveloped except for a mechanical room. With the large windows, a bedroom(s), Office, Craft room, Rec room are all possible. This plan would not be hard to keep rented or divided into separate titles for sale.

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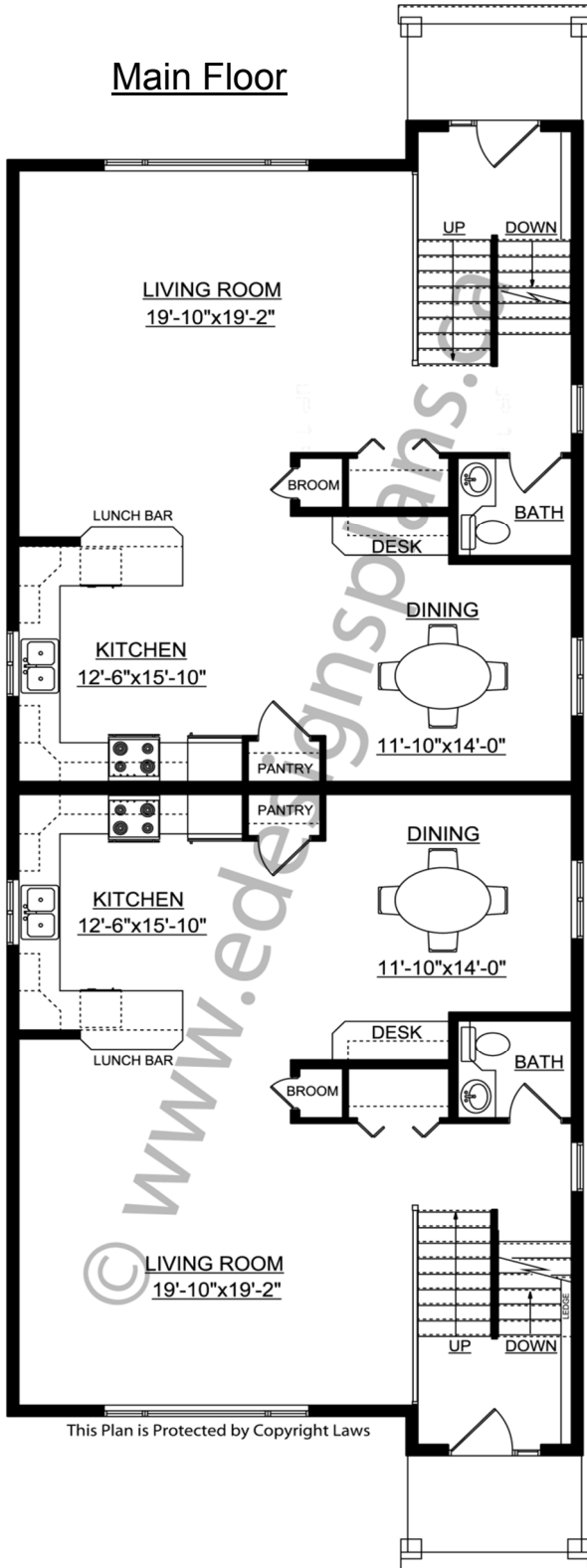
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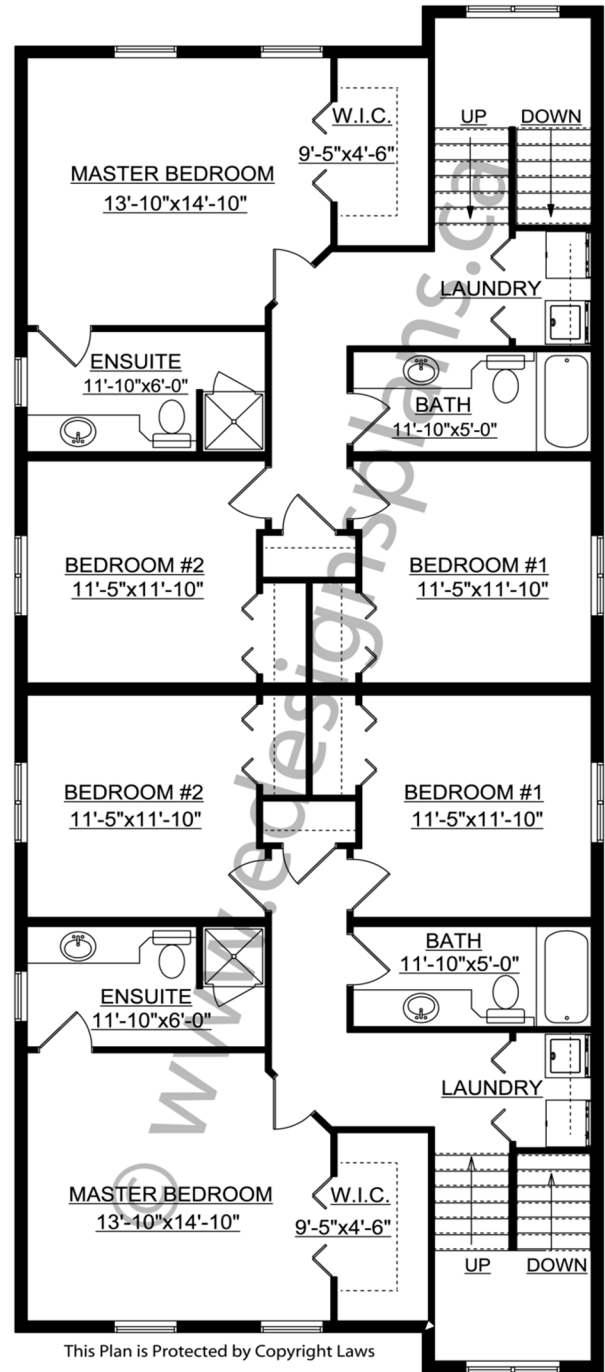
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Main Floor



Second Floor



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