

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 #: 2011561 Front Elevation

www.edesignsplans.ca

Call Us 1-855-675-1800



Rear Elevation



Duplex Plan

1590 Sq. Ft. per Side Main & Second Floor

480 Sq. Ft. per Side Lower Floor (Suites)

Width: 42'-0"
 Depth: 54'-0" (plus decks)
 Bedrooms: 4
 Bathrooms: 3
 Laundry: 2nd & Lower Floors
 Walk-in Pantry: No
 Office/Den: No

Plan #: 2011561

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' Concrete Wall

(Other Foundations Available)

No

Yes

Rear

Yes (Covered)

Yes (1-Car each with 10'x8' Door)

Yes (Separate Entrances)

1590 Sq. Ft. of well designed living space. Each unit has a single car garage and covered front veranda. From the open front foyer you begin to see how the use of space was put into this design. Access to the garage, a two piece bath, large closet and access to the second floor are all from the front foyer. There's also access to the lower level from the foyer. Enter into the open design of the "L" shaped kitchen which features an island with a lunch bar. The dining area is also open to the kitchen and living room. The spacious living room features a built-in gas fireplace with book shelves and a place for that flat screen TV. Access to the large rear deck is from double garden doors. The upper floor has three nice-sized bedrooms plus a master bedroom which features a walk through closet and a 3-piece ensuite. And for added convenience, the laundry room is located on this level. The lower level has been designed to increase your rental income by creating a Mother-in-Law or Bachelor Suite. This unit has its own separate entrance off the side. These units have a kitchenette and living room, plus a good sized bedroom and bathroom. The units also have their own laundry area but shares the utility room with the unit above. There will be no problem keeping this building rented because of the great floor plan and superb curb appeal.

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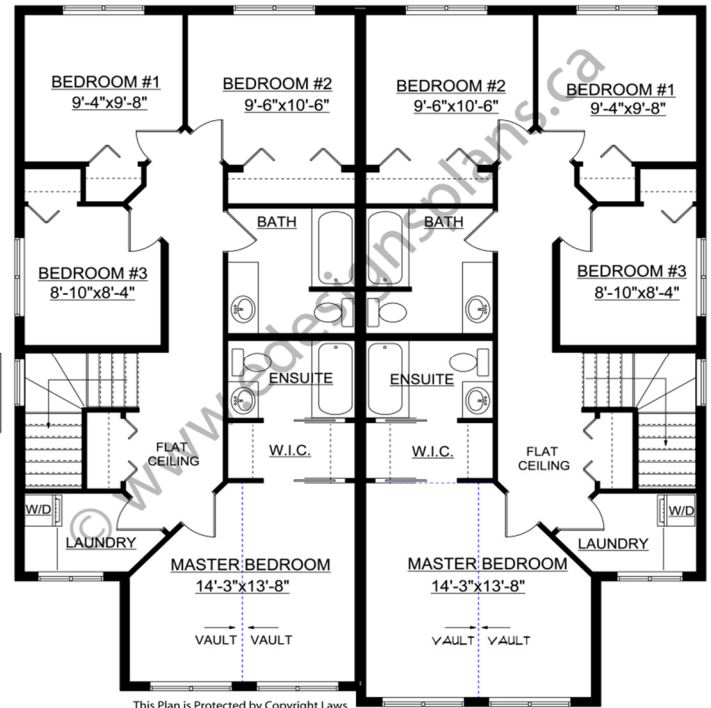
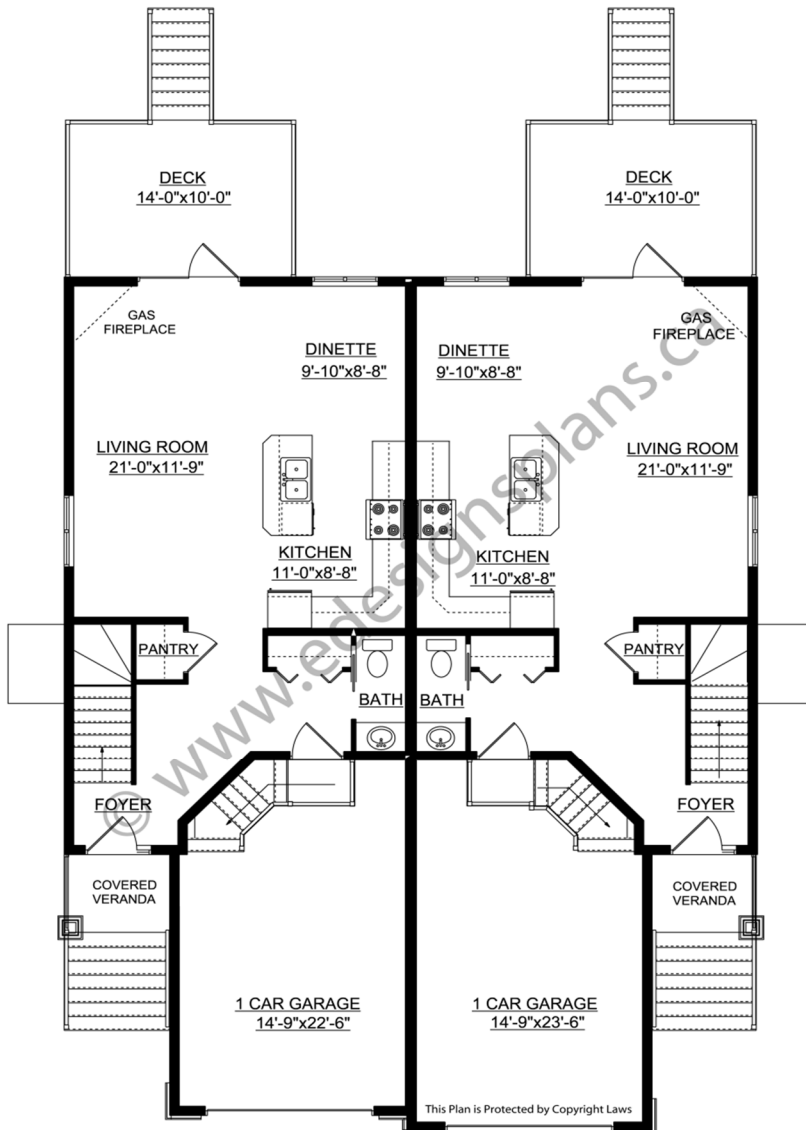
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Main Floor

Second Floor



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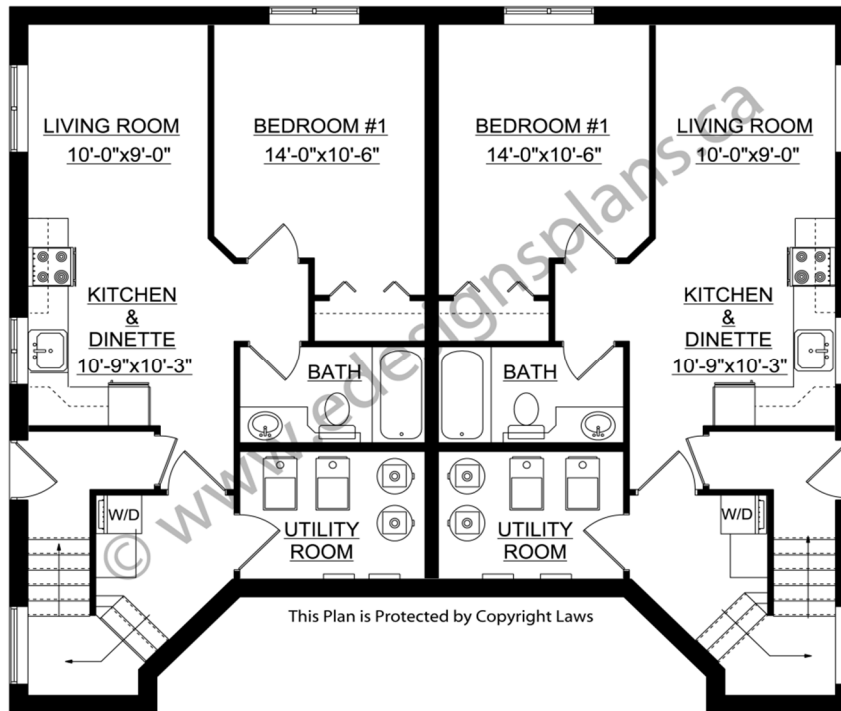
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Lower Floor



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