

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 #: 2011575 Front Elevation

www.edesignsplans.ca

Call Us 1-855-675-1800



Rear Elevation



Duplex with Mother-in-Law Suites

1733 Sq. Ft. per Side Main & Second Floor

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

Width: 48'-0"
 Depth: 54'-0" (plus decks)
 Bedrooms: 3
 Bathrooms: 3
 Laundry: 2nd & Lower Floors
 Walk-in Pantry: No
 Office/Den: No

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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)

Vaulted Master Bedroom

Yes

Rear

Yes (Covered)

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

Yes (Mother-in-Law Suites)

1733 Sq. Ft. Duplex - 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 the double garden doors. The upper floor has two nice-sized bedrooms plus the master bedroom features a walk-in closet and a 4-piece ensuite. 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, living room, good sized bedroom, and bathroom. This unit has its own laundry area and shares the utility room with the unit above. This plan is also available without the lower area developed. There will be no problem keeping this building rented because of the great floor plan and superb curb appeal.

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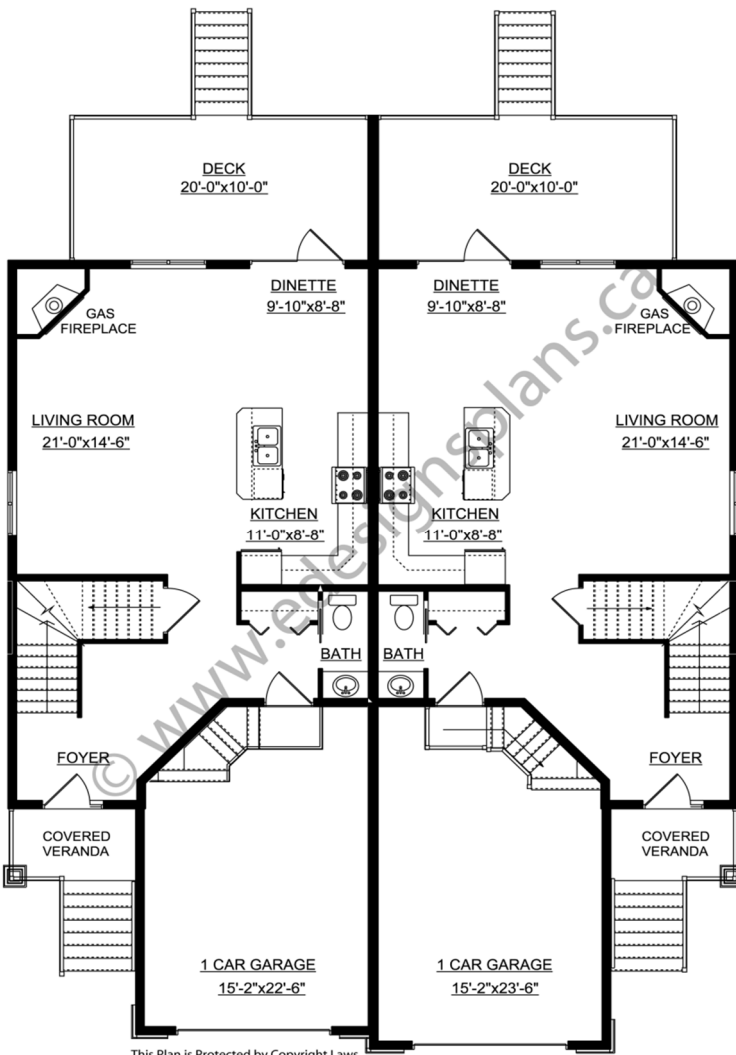
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Main Floor

Second Floor



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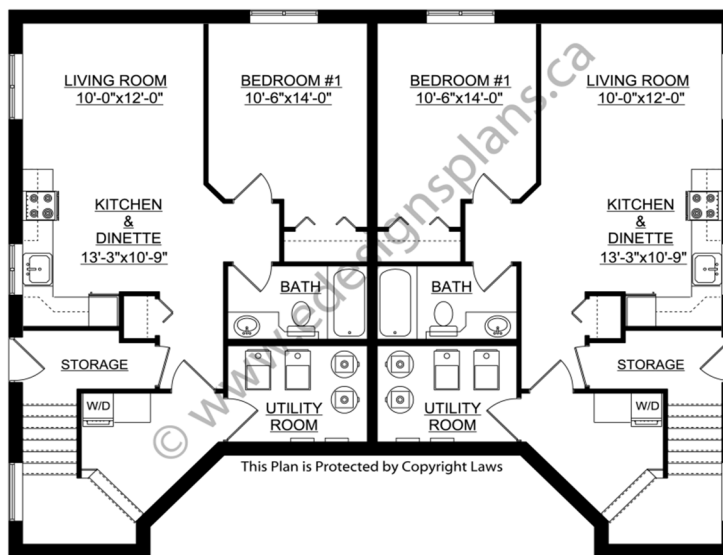
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Lower Floor



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