

# 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 #: 2012628 Front Elevation**

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

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



**Side Elevation**



**Up & Down Duplex**

1170 Sq. Ft. Main Floor

983 Sq. Ft. Lower Floor

Width: 25'-0"  
 Depth: 52'-0"  
 Bedrooms: 3 - Main Floor  
 2 - Lower Floor  
 Bathrooms: 2 - Main Floor  
 1 - Lower Floor  
 Laundry in Each Unit: Yes  
 Walk-in Pantry: No

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Exterior Walls: 2x6 x 8 Ft. (Main Floor)  
 Foundation: 5' 2x6 Pony Wall on 4' Concrete  
 (Other Foundations Available)  
 Special Ceilings: No  
 Fireplace: No  
 Deck(s): No  
 Veranda: Yes (Covered)  
 Attached Garage: No  
 Finished Basement Plan: Yes

**Narrow Up & Down Duplex:** Let the renter pay your mortgage! Not only is this a great starter home, but you can rent the lower floor and offset your mortgage payment. From the covered front veranda you enter into a open living room off the dining room. The U-shaped kitchen is open to the dining and living rooms. A bedroom just off the kitchen area would also work great for an office or den. All three bedrooms are a nice size with large closets. The laundry room has a two piece bath. The main bathroom also has a door leading into the master bedroom. Access to the lower floor is from the side entrance. This is also the access to the shared mechanical room. Entering this suite you notice how open the kitchen and dining rooms are. The living room has ample room for furniture. The two bedrooms are large with large closets. The laundry room features upper and lower cabinet space. A closet is beside the 3-piece main bath. Both floors have great layouts; should be no problem renting them out.

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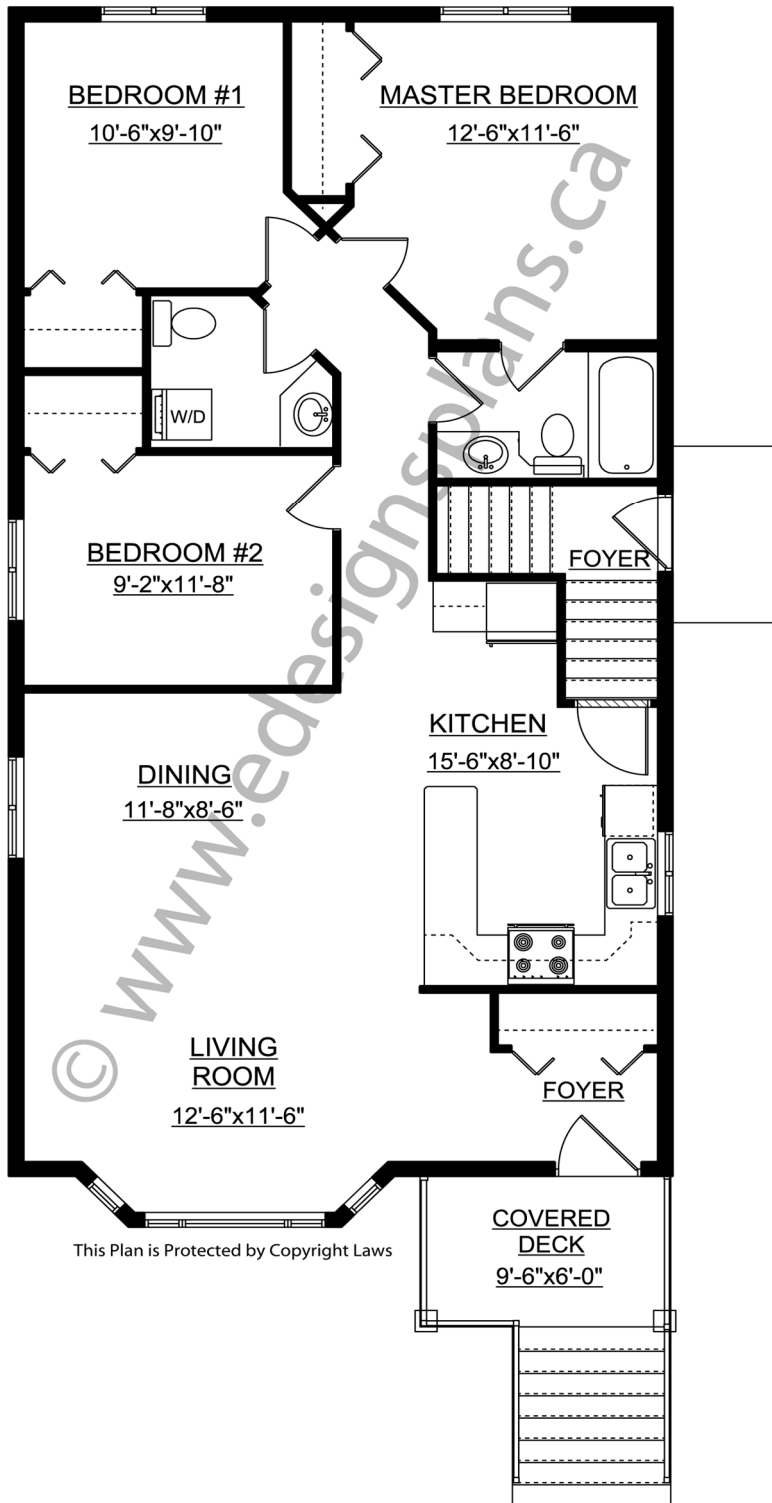
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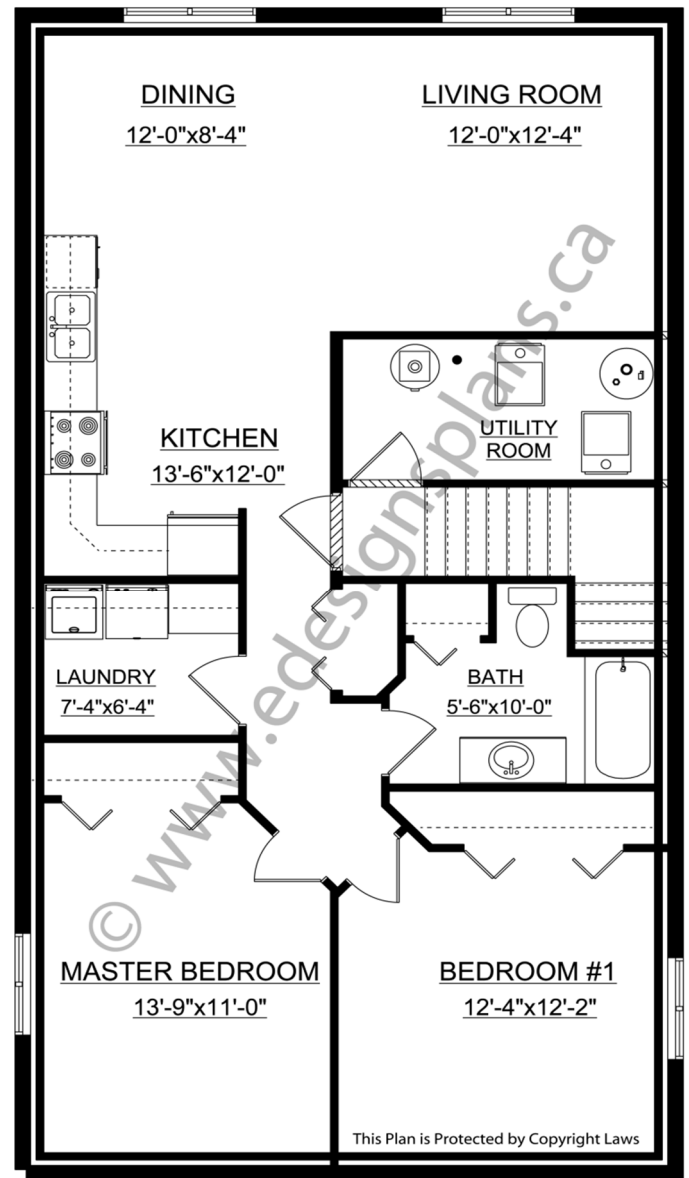
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Main Floor



Lower Floor



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