

# 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 #: 2012638 Front Elevation**

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

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



**Rear Elevation**



**Side by Side Bi-Level Duplex**  
**1218 Sq. Ft. Per Side**

**Plan #: 2012638**

Width: 58'-0"  
Depth: 68'-0" (plus deck)  
Bedrooms: 3  
Bathrooms: 2  
Main Floor Laundry: No  
Walk-in Pantry: Yes  
Office/Den: No

Exterior Walls: 2x6 x 8 Ft. (Main Floor)  
Foundation: 4'-6" 2x6 Pony Wall on 4' Concrete (Other Foundations Available)  
Special Ceilings: No  
Fireplace: No  
Deck(s): Rear  
Veranda: Yes  
Attached Garage: Yes (1-Car each with 10'x8' Door)  
Finished Basement Plan: No

**Perfect Side by Side Duplex for a Wider Lot.** This duplex design has the larger family in mind with two bedrooms on the main floor and with the bi-level basement left undeveloped, so even more room to grow. It has great curb appeal. This duplex has a simple 4-corner design, along with a gable-style roof, making this a very cost effective design to build. From the veranda, enter off the great room area. There you have two large closets and access to the attached garage. The L-shaped kitchen features a walk-in pantry and a working island with a lunch bar. The dining area has a double garden door leading to the rear deck and yard. Both bedrooms are a good size. The Master Bedroom features a walk-in closet and a 2-piece bath. The lower level features the laundry and mechanical rooms. Because of the 4'-6" pony wall, 36" high windows are used to make it nice and bright. Lots of extra room for another bedroom, recreation room, etc.

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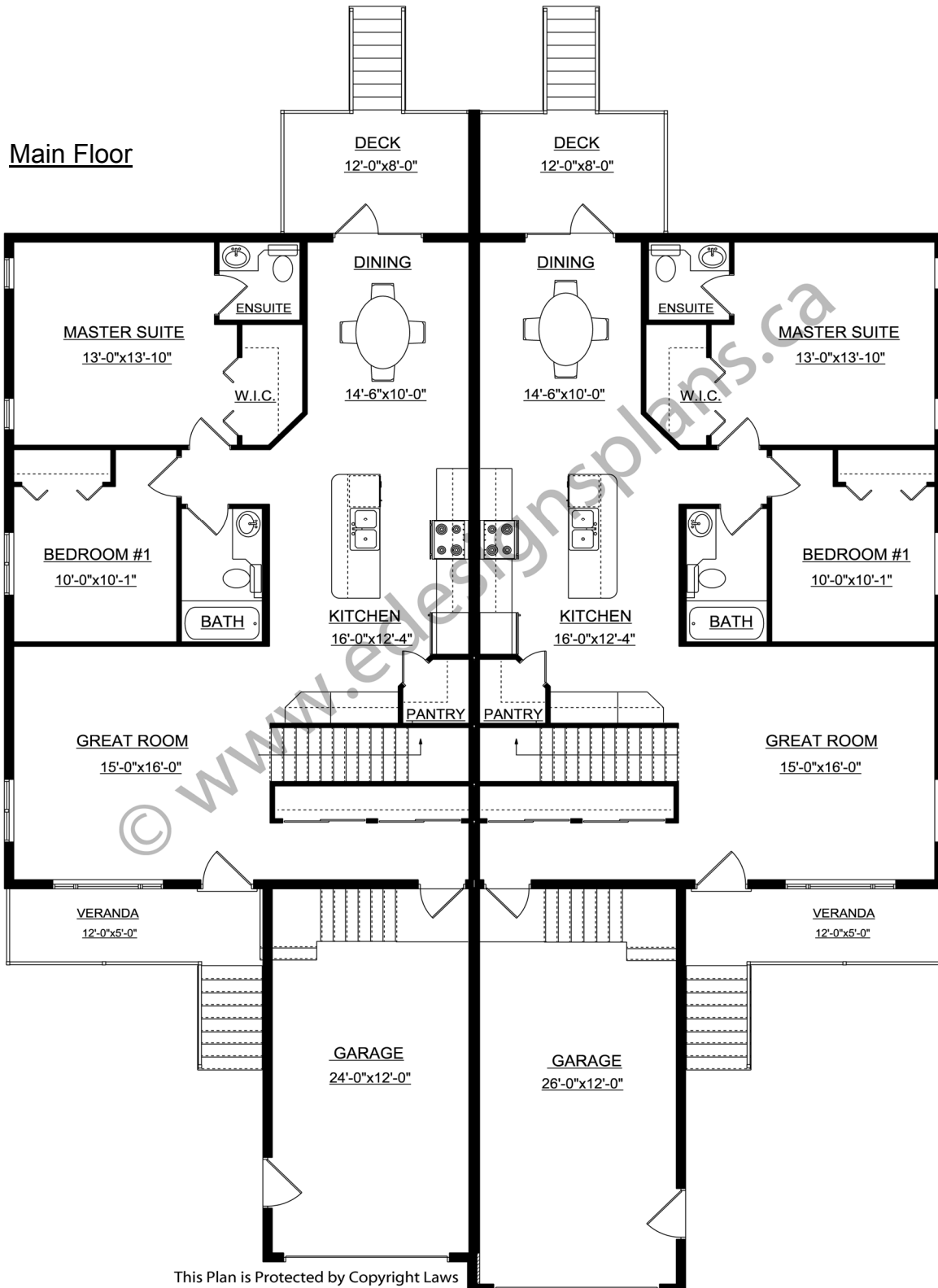
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