

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 #: 2013719 Front Elevation

www.edesignsplans.ca

Call Us 1-855-675-1800



Rear Elevation



2-Storey Duplex with Walkout/Legal Suites

Plan #: 2013719

697 Sq. Ft. Main Floor Per Side

877 Sq. Ft. Second Floor Per Side

1574 Sq. Ft. Total Living Area Per Side

Plus 644 Sq. Ft. Lower Level Per Side

Width: 42'-0"

Depth: 57'-0"

Bedrooms: 2 & 3

Bathrooms: 2 & a Half Bath

Main Floor Laundry: No

Walk-in Pantry: Yes

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 Flex Rooms

No

Rear

Yes (Covered)

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

Yes

2-Storey Duplex with Legal Suites featuring Walkout Basement. This 2-storey duplex plan has the main living area on the main floor and the bedrooms upstairs. The craftsman style post, covered front veranda, double garage, and brick trim would make it fit into any residential area. From the front foyer, you enter the kitchen, dinette, and living room, which are all open to each other. The kitchen has a corner pantry and island. Exit the living room through double garden doors to the rear deck. A closet and a half bath is located just inside the garage door. Choose from two different floor plans upstairs, one with two bedrooms or one with three bedrooms. The master bedrooms in each unit have a walk-in closet and 3-piece ensuite. The other two bedrooms share the 3-piece bathroom. There is a flex room in both plans on this level, each with a vaulted ceiling. Laundry is accommodated on the second floor as well. This duplex plan is very unique in that the **lower level has walkout suites**. The walkouts are from the living rooms through double garden doors at the back. These single bedroom units have a kitchen, living room, a stackable washer/dryer area, and a 3-piece bathroom. Enter from the side to a common area as the utility rooms are shared with the units upstairs. A great floor plan for that rental income.

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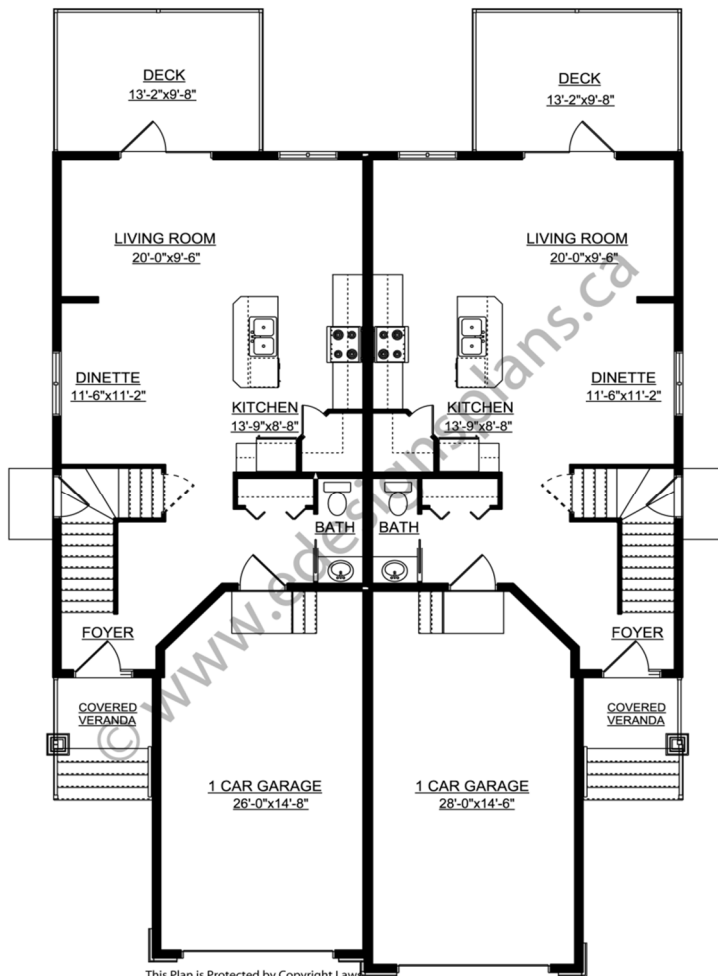
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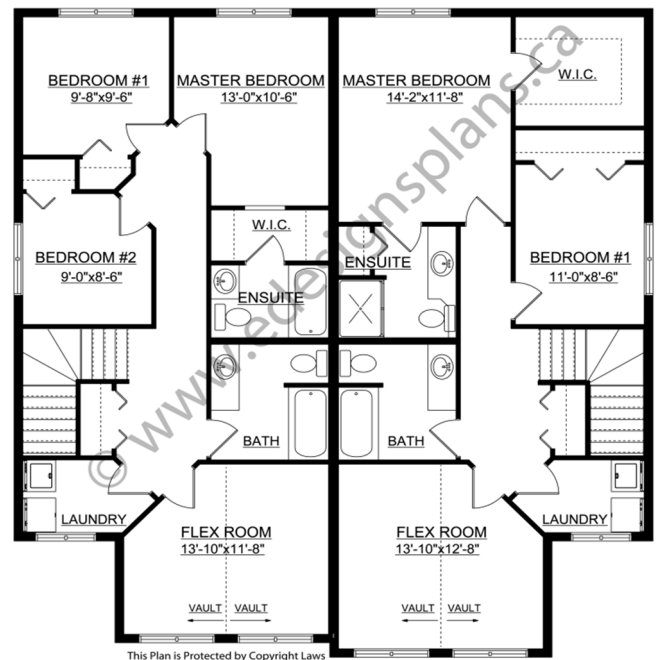
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Main Floor



Second Floor



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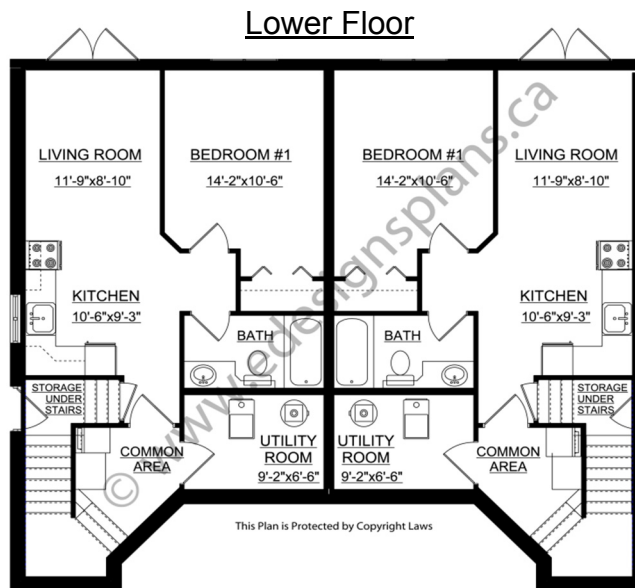
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