

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 #: 2013728 Front Elevation

www.edesignsplans.ca

Call Us 1-855-675-1800



Rear Elevation



Duplex with Legal Suites in Basement

731 Sq. Ft. Main Floor Per Side

756 Sq. Ft. Second Floor Per Side

1487 Sq. Ft. Total Living Area Per Side

Plus 681 Sq. Ft. Legal Suites in Basement

Width: 38'-6"

Depth: 46'-0"

Bedrooms: 3

Bathrooms: 1 & 2 Half Baths

Laundry: Second Floor

Walk-in Pantry: Yes

Plan #: 2013728

Exterior Walls:

Foundation:

Special Ceilings:

Fireplace:

Deck(s):

Veranda:

Attached Garage:

Finished Basement Plan:

2x6 x 8 Ft. (Main Floor)

2x6 x 8 Ft. (Second Floor)

5' 2x6 Pony Wall on 4' Concrete
(Other Foundations Available)

None

No

Front (Covered)

No

No

Yes

Duplex with Legal Suites in Basement. This duplex has separate entrances at the back for the main floor and basement legal suites for added privacy. The main floor has its own mechanical rooms so access to the basement is not necessary for this purpose. This floor plan has the kitchen, nook and living room on the main floor and the bedrooms upstairs. The kitchen has a corner pantry and an island with a lunch bar for added seating. The kitchen is open to the nook and living room. Exit double garden doors from the living room to access the front covered decks. There is a 2-piece bathroom on this level. Upstairs leads you to the laundry and bedroom area. The master bedroom is on the front of the building and has its own walk-in closet and 2-piece ensuite. There are two additional bedrooms on this level along with a 3-piece bathroom. The entrances from the back lead you downstairs to the legal suites. These are set up with two bedrooms, a storage area, and a living room and kitchenette. These units have one 3-piece bathroom and their own mechanical rooms. A great looking plan to gain some additional rental income.

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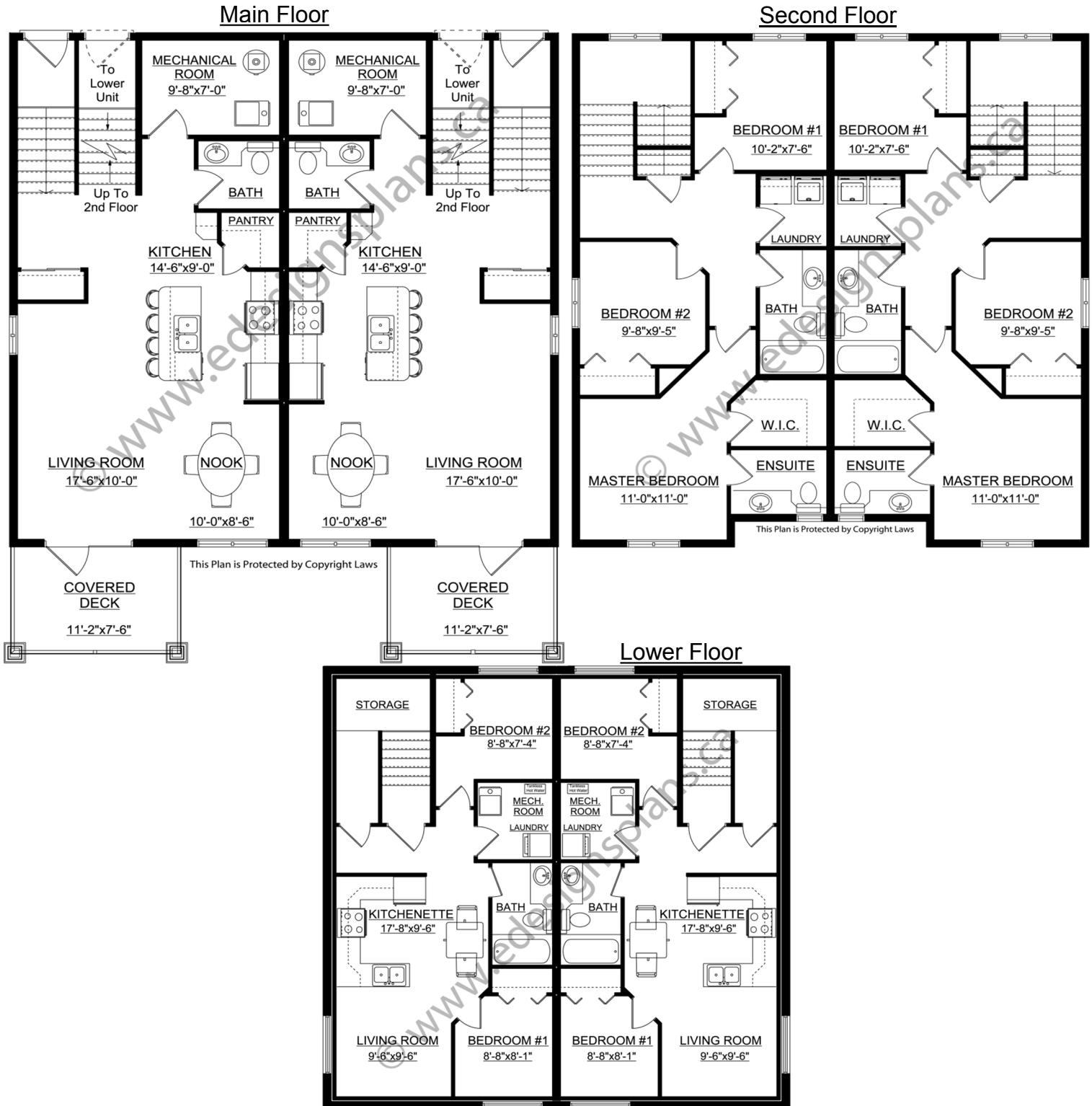
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