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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 #: 2020308 Front Elevation   **www.edesignsplans.ca**   **Call Us 1-855-675-1800**

Rear Elevation

Up & Down Duplex		**Plan #: 2020308**	
1176 Sq. Ft. Main Floor (Upper Unit)		Exterior Walls:	2x6 x 8 Ft. (Main Floor)
1157 Sq. Ft. Basement (Lower Unit)		Foundation:	4' Pony Wall on 4' Concrete Wall (Other Foundations Available)
Width:	26'-0"		
Depth:	48'-6"	Special Ceilings:	Vaulted Kitchen Dining Living Room
Bedrooms:	3 per Unit	Fireplace:	No
Bathrooms:	2 (Upper) 1 (Lower)	Deck(s):	No
Laundry:	Upper & Lower	Veranda:	No
Walk-in Pantry:	No	Attached Garage:	No
Office/Den/Flex Room:	Yes	Finished Basement Plan:	Yes (Lower Suite)

Up & Down Duplex. Stone trim and front pillars give this duplex great curb appeal. Enter the upper unit from the front or side entrance. The side entrance also acts as a separate entrance to the lower unit. The utility room is shared with access before entering the lower unit living space for added privacy. Both floors have a 3-bedroom design. The main floor master suite has its own walk-in-closet and ensuite. Stackable washer/dryer in the hallway upstairs. The basement has a stackable washer/dryer in the bathroom. The kitchen is open to the dining and living rooms on both floors. The upper unit has a vaulted ceiling over this area and the window on the front is cantilevered for additional space. This duplex would look great in any neighborhood and would especially be good for a narrow lot.

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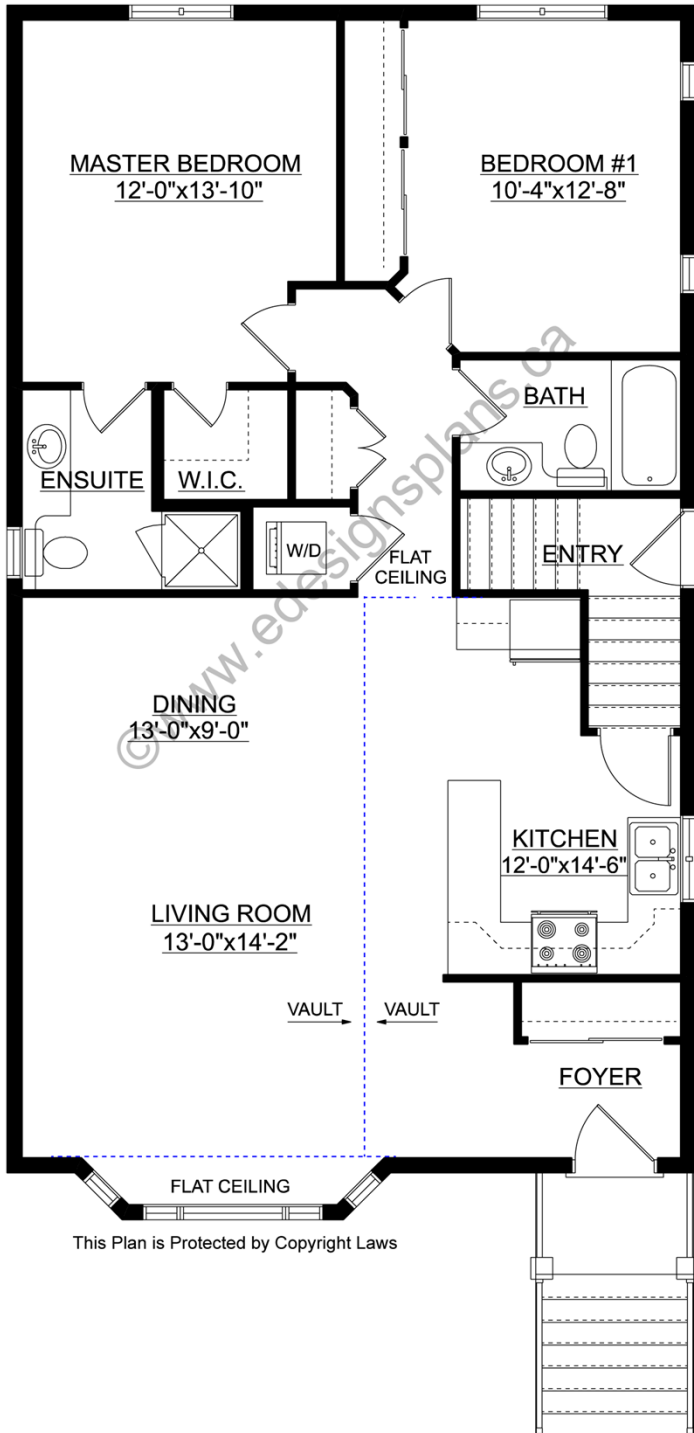**A western Canadian company from Alberta that designs and ships home plans all across Canada, the US, and Overseas.**

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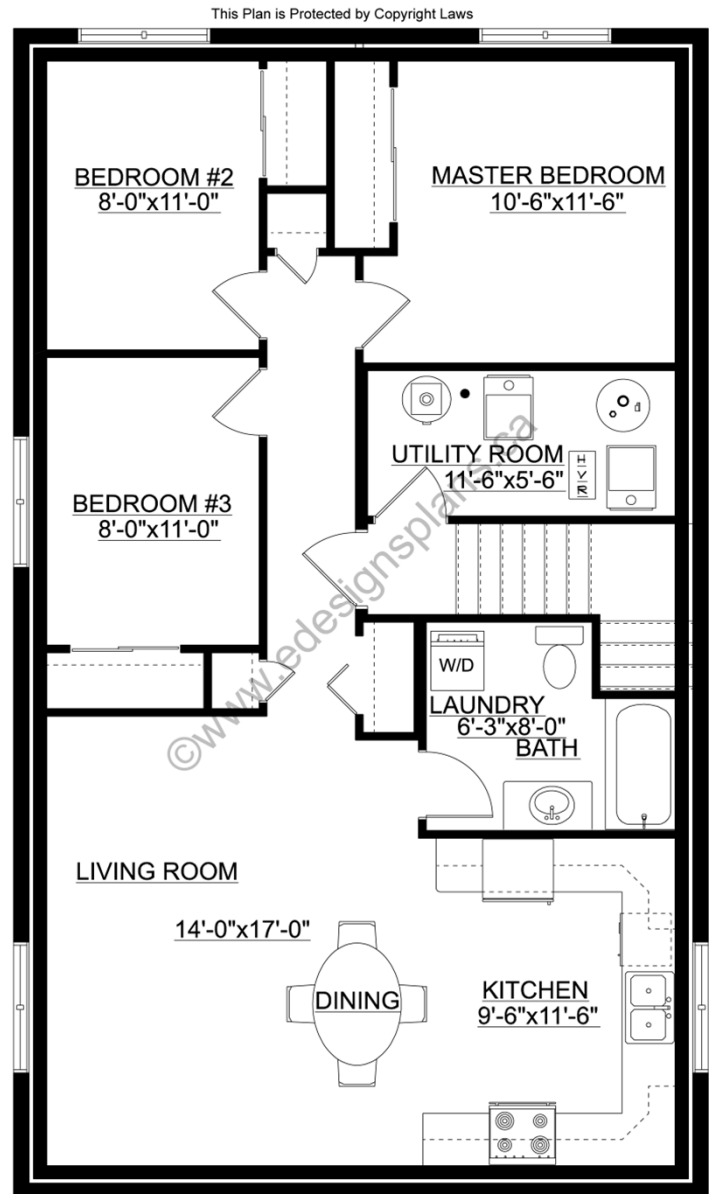
Plan 2020308

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Main Floor

MASTER BEDROOM
12'-0"x13'-10"

BEDROOM #1
10'-4"x12'-8"

BATH

ENSUITE   W.I.C.

W/D

FLAT CEILING

ENTRY

DINING
13'-0"x9'-0"

KITCHEN
12'-0"x14'-6"

LIVING ROOM
13'-0"x14'-2"

VAULT →   ← VAULT

FOYER

FLAT CEILING

Basement

BEDROOM #2
8'-0"x11'-0"

MASTER BEDROOM
10'-6"x11'-6"

UTILITY ROOM
11'-6"x5'-6"

BEDROOM #3
8'-0"x11'-0"

W/D

LAUNDRY
6'-3"x8'-0"
BATH

LIVING ROOM
14'-0"x17'-0"

DINING

KITCHEN
9'-6"x11'-6"