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Welcome to Ebben's Crossing!



*Now Open*

### SHOW HOME NOW OPEN

Noon - 5pm Daily (closed Fridays)

Ebbens Crossing combines small town peacefulness with big city convenience. Outdoor restaurants, entertainment, markets and recreation are just minutes from your door. Set on the rise with a panoramic view of the valley, these luxurious new homes feature 3 bedrooms, a gourmet kitchen, a den, a finished basement and a side-by-side garage.

See [Virtual Tour 360](#) for new video and photos

Register Now



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QUALITY BUILDERS | HYBRID  
HOMES LTD.



BCCONDOS.NET





## Features



### Great Life

- ◊ 18 duplex-style homes in a quaint, boutique setting nestled within a neighborhood of characteristic homes, parkland and everyday amenities
- ◊ Minutes from recreation, schools and shopping with easy access to major thoroughfares and transit routes
- ◊ Outdoor living with a panoramic view of the valley
- ◊ Design by award winning architect
- ◊ Quality construction by Hybrid Homes Ltd.
- ◊ Exterior and interior design scheme carefully selected by Lynda Trent Designs

### Great Style

- ◊ Bright and spacious 3 bedroom plans, some with dens and family rooms, and flex space for a home office or media room
- ◊ Finished walk-out basements, with optional bedroom in the Westview plan
- ◊ Spacious master bedrooms with convenient walk-in closets
- ◊ Engineered hardwood on main floors, with designer carpet on the upper floors and basement rooms
- ◊ Ambient fireplaces with designer mantels and tile surrounds
- ◊ Designer-selected lighting package
- ◊ 9' ceilings on main floors (10' in Westview basements)
- ◊ Extensive molding and trim package throughout
- ◊ Generous closet space with hinged doors

### Culinary Flare

- ◊ Thoughtfully designed kitchens with islands or breakfast bars and recessed lighting package
- ◊ Premium quartz countertops with stylish tile backsplash
- ◊ Under-mount sinks with designer faucets and vegetable sprays
- ◊ Stylish solid maple cabinets with soft-close drawers
- ◊ Walk-in Pantry in the Birchwood plan
- ◊ Energy efficient stainless steel appliance package – side by side fridge with water and ice dispenser, wall oven, ceramic cook top, microwave, and dishwasher

### Bathrooms

- ◊ Solid maple cabinets with premium quartz countertops
- ◊ Bank of drawers with double sinks in master en-suite
- ◊ Designer fixtures, decorative drawer pulls, and ceramic floor tiles
- ◊ Main floor powder room with vessel sink
- ◊ Full 4 piece bath in basement

### Exterior

- ◊ Professional landscaping with underground sprinkler system
- ◊ Long lasting asphalt shingles and rain-screen wall system
- ◊ Ground floor concrete patio and decks with privacy screens and glass or metal railing
- ◊ Stone-faced posts with decorative railing around perimeter
- ◊ Private, fenced yards

### Comfort and Security

- ◊ Cozy, warm and quiet R20 insulation in the walls, R40 in the ceiling
- ◊ Cozy electric heat and 40 gallon hot water tank
- ◊ Double glazed low-e Argon windows (Jeld-wen)
- ◊ Automatic belt-drive garage door opener
- ◊ Hard-wired smoke detectors and roughed-in security
- ◊ Roughed-in central vacuum system
- ◊ 2" poly blinds throughout for maximum privacy
- ◊ Modern easy-touch Decora light switches
- ◊ Exterior hose bibs conveniently located front and back

### Peace of Mind

- ◊ Built by Hybrid Homes Ltd. with over 20 years of industry experience, working with reputable local trades and suppliers
- ◊ National Home Warranty's 2-year builder, 5-year water penetration and 10-year structural new home warranty coverage
- ◊ Lifetime manufacturer's warranty on HardiPlank, 30 year manufacturer's limited warranty on shingles, and 50 year manufacturer's limited warranty on vinyl for maximum durability
- ◊ Hybrid Homes Ltd. is a licensed residential builder with the Homeowner Protection Office of British Columbia and member in good standing with the Greater Vancouver Home Builders' Association



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## Location

Placement on map is approximately [Map](#) [Sat](#) [Ter](#) [Earth](#)  
[7177 179 St](#)  
[Surrey, BC V3S 8C5, Canada](#)

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B C C O N D O S . N E T





## Plans



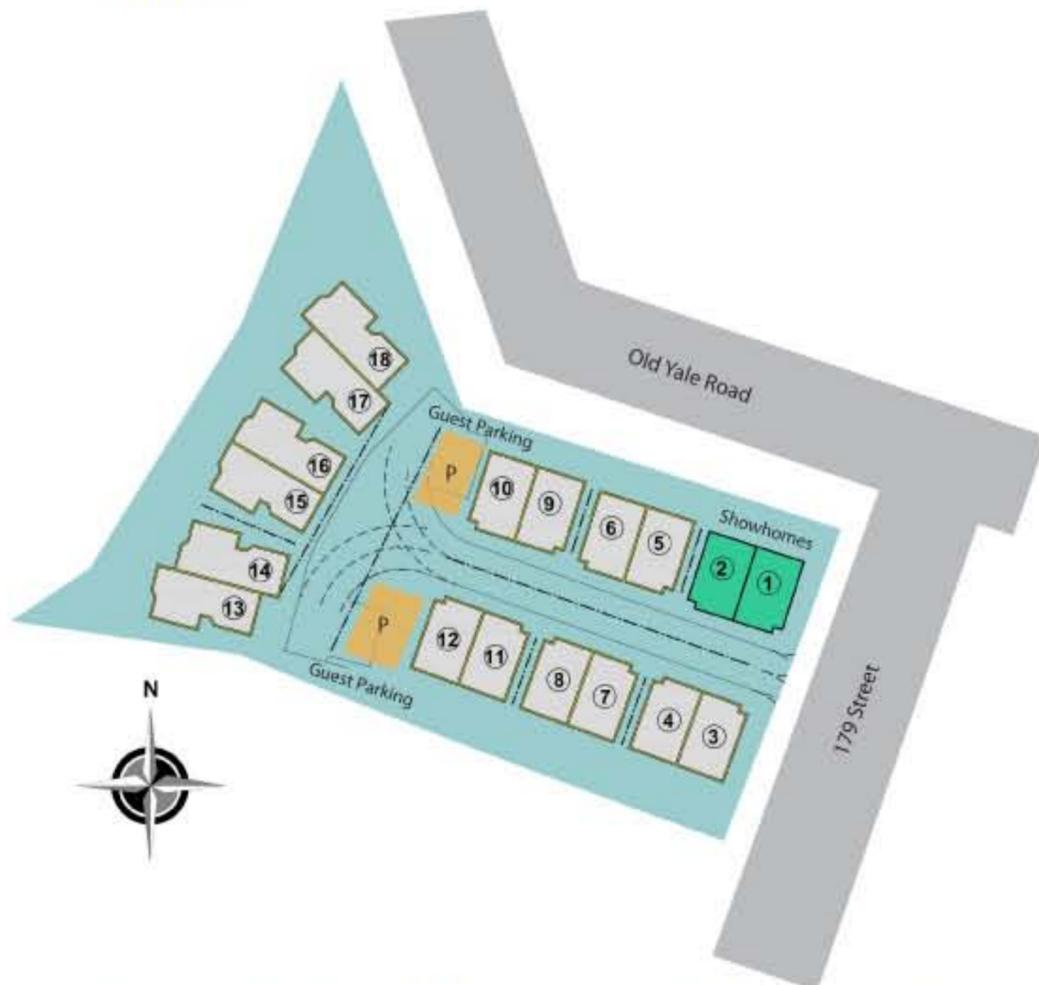
### Floor Plans

Floor plans feature two styles – traditional dining and living room with den and family on the main, or a great room style with open concept living space. Homes are 3 bedrooms up with finished walk-out basements (Westview Plan with optional 4th bedroom). View the two distinct floor plans by clicking on the links below.

[Birchwood - 2403 sq. ft.](#)

[Westview - 2588 sq. ft.](#)

### Site Plan



The developer reserves the right to make changes to the plans and specifications without notice in accordance with the purchase contract. Dimensions, square footage, and floor plans may vary slightly with actual construction. Square footage is from the project architect, includes the garage area, and may be different than the square footage shown on the preliminary or final strata plan. Location, size, and form of outdoor space may vary by home. Some homes will be laid out in a reverse plan.



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hy-brid (haibrid) *n.* 1. something of mixed or.

[Profile](#)

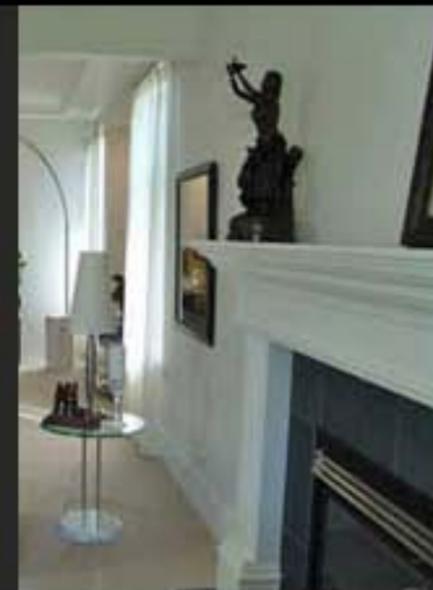
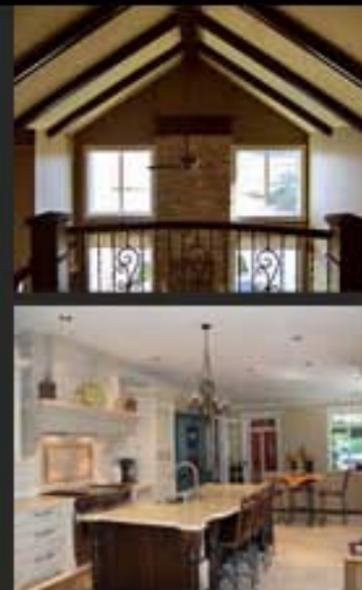
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## Hybrid Homes Profile

Hybrid Homes was formed in 2002. With a combined total of 30 years construction experience, we are Frank Fletcher and Grant Copland, and we work closely with our customer to ensure that not only is your home built to last, but also that it's build to suit your every need and desire. We combine quality craftsmanship with innovative technology to enhance your living comfort and lifestyle. Experience the Hybrid quality which ensures lasting value of your home which is the result of creative design and certified construction knowledge . When you choose Hybrid to manage your project it will be an excellent experience and one of your finest decisions.

# New Surrey Duplex Homes for Sale at Ebben' s Crossing by Hybrid Homes Developers - From \$469,900 with Finished Basements - Ebbens Crossing Surrey Townhomes Now Selling



## The New Ebben' s Crossing Surrey Townhomes Project

The Grand Opening for the newest Surrey townhome development is coming Summer 2011. With a June 12th launch, the new Surrey Ebben' s Crossing duplex style townhomes will be located on a sloped property at 7177 - 179th Street Surrey where prices are expected to start at \$469,900 during the pre-sales phase. The Ebben' s Crossing Surrey Townhomes will have three bedrooms that feature high end finishing detailing, side-by-side garages, gourmet kitchens, dens/media room and finished basements. In addition, the new Surrey Ebben' s Crossing townhomes will have outstanding panoramic views fo the Fraser Valley toward Mount Baker. The low density multi-family housing community at these duplex-style townhomes at Surrey Ebben' s Crossing make for lots of green space and privacy and all floor plans have spacious patio decks. The convenient location of the property is just minutes to a wide range of urban amenities and conveniences that include recreational facilities, parks, entertainment options, restaurants and of course, shopping. In addition, the duplex homes are built by Hybrid Homes and the exterior and interior designer was Lynda Trent Designs. There are only 18 duplex style residences available at the Ebbens Crossing Surrey real estate development which is nestled within lots of green space. For more information about the pre-sale Surrey Ebben' s Crossing townhomes, please visit [www.ebbenscrossing.com](http://www.ebbenscrossing.com) today to register your interest. The starting price point for these pre-sale Surrey duplex style homes are from the mid-\$400' s so you don' t want to miss out on this amazing opportunity. The project is built by Hybrid Homes.





## The Features at the Pre-Sale Surrey Ebbens Crossing Homes

All homebuyers will receive the National Home Warranty in addition to 30 year manufacturers warranty on the HardiPlank and fifty years on the vinyl. Hybrid Homes is the developer and they have over twenty years of building experience. The homes at Ebben' s Crossing Surrey real estate development will feature R20 insulation, R40 ceiling insulation and 40 gallon hot water tanks in addition to double glazed windows, exterior hose bibs, window blinds throughout, modern light switches, hardwired smoke detectors and roughed in security systems and central vacuum systems. The bathrooms at the pre-sale Surrey Ebben' s Crossing duplex homes will have a four piece bath in the basement, main floor powder room, designer fixtures that are clean and modern, master ensuites with two vanity sinks and premium quartz counters. The kitchens at Ebben' s Crossing Surrey homes for sale include walk in pantry as per plan, energy efficient stainless steel appliance set, solid maple cabinets, soft closers, undermount sinks, tiled backsplash, quartz counters and kitchen islands/breakfast bars depending on the floorplan (see below). There is generous closet and storage space in these duplex style townhomes in addition to extensive mouldings and nine foot ceilings on the main level of the Birchwood Series and even taller 10 foot ceilings in the Westview Series. Also, the Ebbens Crossing Surrey duplex homes will feature designer selected lighting, ambient fireplace in the living room/great room,

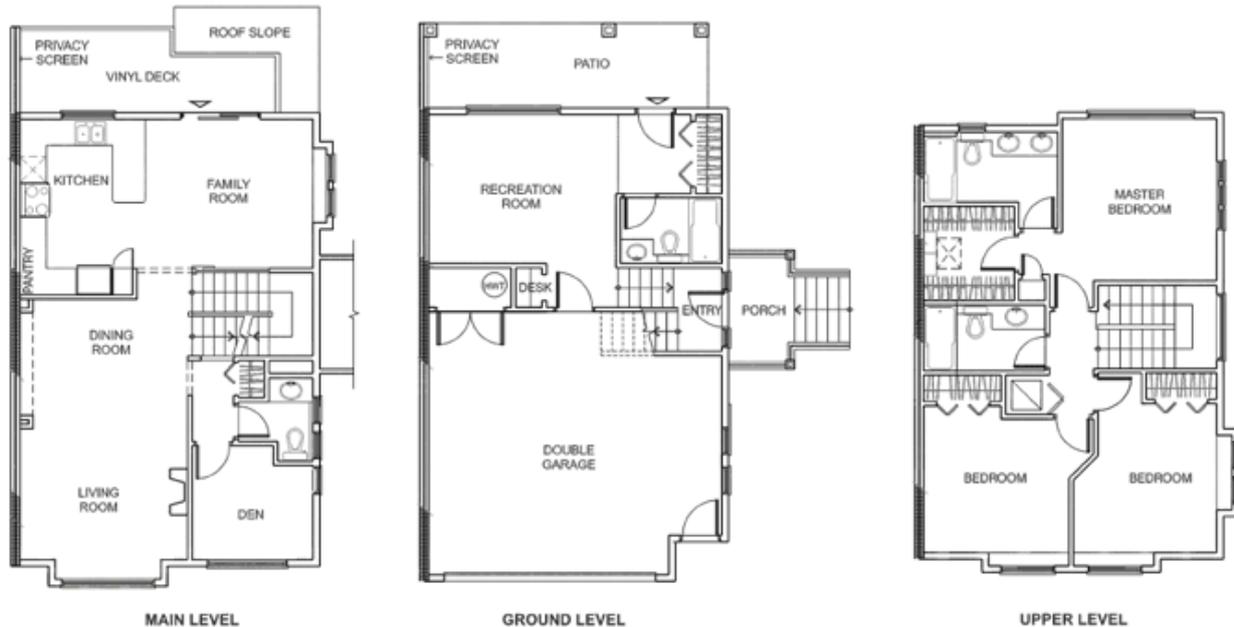


spacious master bedrooms with walk in closets, three plus bedroom floor plans with lots of flex space and dens in addition to finished basements with walk outs.

**BIRCHWOOD**

**TRADITIONAL DESIGN**

3 Bedroom | 3.5 Bath | Den  
Basement Rec. Room



Units 1-3-5-7-9-11

7177 - 179 St., Surrey  
info@ebbenscrossing.com  
ebbenscrossing.com



**GRAND OPENING June 19th!**

Three bedroom+ view homes with finished walk out basements starting from the mid \$400' s are now available at the new Surrey Ebbens Crossing homes for sale. These cheap Surrey homes feature 18 duplex style residences set on the rise of the spectacular panoramic view of the valley. The Ebbens Crossing Surrey cheap homes for sale combines small town peace with big city convenience, giving homebuyers the best of both worlds. Outdoor restaurants, entertainment, markets and recreation are just minutes from your front door. The luxurious and spacious cheap Surrey homes for sale at Ebbens Crossing real estate development feature three plus bedrooms, a gourmet kitchen, den, finished basements and side by side garages as added bonuses. Find out more about these new cheap Surrey homes for sale at Ebbens Crossing community today.

**The Two Floorplans at Ebbens Crossing Surrey Homes for Sale**

There are 18 duplex style homes for sale at the new master planned Surrey real estate development called Ebbens Crossing. They include the Birchwood at 2,403 square feet and The Westview at 2,588 square feet, both of which are very family sized homes. They have three bedrooms (with the latter having the option for a fourth) and great room style with open concept style living versus traditional dining/living areas with family rooms and dens. Choose the floorplan that best suits your family right here at Ebbens Crossing Surrey homes.

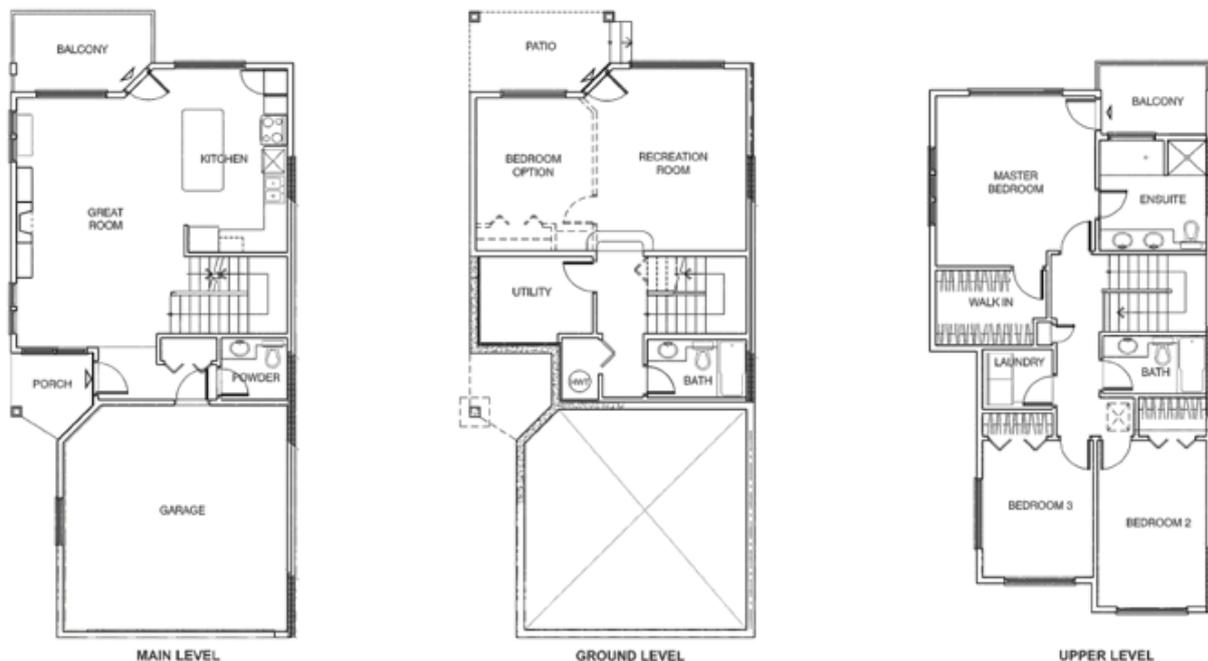
The **Birchwood Floorplan** features a main level with the gourmet kitchen leading to separate family rooms and a dining/living room area plus a separate den and powder room. The ground level has a recreation room with bathroom/closet and patio in addition to a double attached side-by-side garage. The upper level of this Ebbens Crossing Surrey home plan features three bedrooms, two bathrooms and the washer and dryer. The master bedroom has a large his/hers walk in closet in addition to dual vanities in the ensuite.

**WESTVIEW**

**GREAT ROOM DESIGN**

3 Bedroom | 3.5 Bath | Panoramic View

Basement Rec. Room | Optional Bedroom



Units 13-15-17

7177 - 179 St., Surrey  
 info@ebbenscrossing.com  
 ebbenscrossing.com



The **Westview Floorplan** at the Ebbens Crossing Surrey duplex style townhomes for sale will feature a main level with double garage, powder room, great room that is completely open to the kitchen (open concept) and a balcony. The ground level features

a recreation room and optional fourth bedroom plus a bathroom and patio. The upper level has the 3 beds and 2 baths in addition to a laundry room. The master has a separate tub from shower, balcony, double vanities in the bathroom as well as a large walk in closet.

## Exclusive, Intimate and Elegant - Ebbens Crossing Duplexes

There are 18 duplex style Surrey homes for sale at Ebbens Crossing community which is set on a rise with spectacular panoramic views. The price point starts from the mid \$400' s and features 3 bedroom plans with finished walk out basements. The contemporary style and rare combination of affordability, quality an intelligent layout design, the Ebbens Crossing Surrey duplex townhomes features walk in pantries in the kitchen, built in microwaves and wall oven in addition to solid wood interior doors, crown mouldings (even in closets) and professional lighting. The Ebbens Crossing townhomes are located at the West Cloverdale Surrey real estate district. Many of the view homes have spectacular panoramas of Mount Baker, the North Shore mountains as well as the Fraser Valley. The master ensuite bathrooms at Surrey Ebbens Crossing duplexes features frameless glass showers, window box seats and linen closets. The floor plans also afford office spaces in addition to media and recreational rooms with ten foot ceilings. The homes have side by side garages in addition to private fenced backyards which is perfect for families. The new Surrey Ebbens Crossing duplex homes start from \$469,900.

