



ASCENT

AT THE PHOENICIAN®

PURCHASER GUIDE

WELCOME TO ASCENT AT THE PHOENICIAN®

Tucked at the base of revered Camelback Mountain, Ascent is a new private residential enclave, adjacent to The Phoenician®—one of Arizona's premier luxury resort destinations.

This community incorporates the Sonoran Desert landscape directly into its design, at the most enviable location in Scottsdale.





SERENITY NEAR THE HEART OF SCOTTSDALE

Tucked against the backdrop of Camelback Mountain, Ascent is steps from the amenities of The Phoenician® and in close proximity to the boutiques, restaurants, and galleries of Old Town Scottsdale and Fashion Square. Homes highlight desert contemporary design with outdoor living spaces and a private homeowner pool and fitness amenity on the south slope of Camelback Mountains.

AN ICONIC RESORT DESTINATION

Ascent is located next to The Phoenician® — a world class hotel property on the edge of Arizona's Sonora Desert. For decades The Phoenician has guided guests through an evolving journey distinctly designed to nurture, inspire, and rejuvenate. Offering multiple experiences on one diverse property, the resort's award-winning Luxury Collection includes The Phoenician, The Canyon Suites, The Phoenician Suites, and a full range of world-class amenities.





A WORLD CLASS DESERT PROPERTY

An iconic resort destination, The Phoenician® recently completed an extensive renovation. The revitalized golf course, plus reinvented dining, fitness, pool, and tennis facilities offer a new experience of modern luxury. For a limited time, Ascent homeowners will have the opportunity to join the Phoenician® Amenity Access Program.

All images, renderings and specifications on this page are for illustrative and representation purposes only and subject to change without notice.

WORLD CLASS DINING

J&G Steakhouse, Mowry & Cotton, Thirsty Camel, Afternoon Tea – From classic French dishes to hand-crafted cocktails and poolside snacks, The Phoenician® has many innovative dining options to satisfy every mood – and every craving.



ASCENT GOLF VILLAS

ARCHITECTURAL BEAUTY IN THE DESERT



Contemporary architecture that integrates warm, natural materials, expansive windows, large outdoor living areas, and private two-car garages.

Finishes reflecting the natural environment enhance the exteriors. Wood, stone and weathered metal add texture and character.

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MODERN LUXURY

Ascent Golf Villa homes are designed with seamless indoor to outdoor living. Finishes reflect the natural desert environment with wood, stone, and texture lending modern character to every living space.

KITCHENS BY BULTHAUP

Exquisite bulthaup kitchens blend form and function, exemplifying precision modern design while evoking a warm, inviting ambiance.



As an Ascent Golf Villa homeowner, you will work directly with a dedicated bulthaup interior designer to customize your kitchen millwork, countertops, cabinetry, accessories, and other finishes.

All images, renderings and specifications on this page are for illustrative and representation purposes only and subject to change without notice. This rendering is representative of a bulthaup Kitchen Option Upgrade Package.

FEATURES + SPECIFICATIONS

FEATURES + SPECIFICATIONS

Overview

- › Prime location within the new Ascent community – a new private gated residential enclave tucked at the base of Camelback Mountain and adjacent to one of Arizona’s premier luxury resort destinations
- › Exclusive collection of 30 golf villa homes located on the first fairway of the new Phoenician® Golf Course
- › Villa homes range from two bedrooms to three bedroom plus den/office plans
- › Desert contemporary architecture integrating use of natural materials and modern design
- › An architectural, design and landscape collaboration of Nelsen Architects, Vallone Interior Design and Floor Associates
- › Developed by Replay Destinations – renowned for creating luxury destinations and communities that immerse homeowners in a rich array of playful, social and active experiences
- › An enviable Scottsdale location with close proximity to the boutiques, restaurants, and the galleries of Old Town and Fashion Square

Amenities

- › Private gate and guardhouse at entry to Ascent community
- › Private amenities for Ascent homeowners located up against Camelback Mountain - private pool, fitness center, and social spaces offer an intimate gathering place for wellness, socializing, and relaxation
- › Public amenities of the adjacent Phoenician® Resort – a world-class hotel property recently undergone a transformational renovation. Enjoy numerous culinary experiences within the hotel and resort golf at the new Phoenician® Golf Course
- › Opportunity to join the Phoenician® Amenity Access Program – access and privileges including the new Athletic Club, 38,000 square foot Spa, tennis facility and resort pools

Interior Features

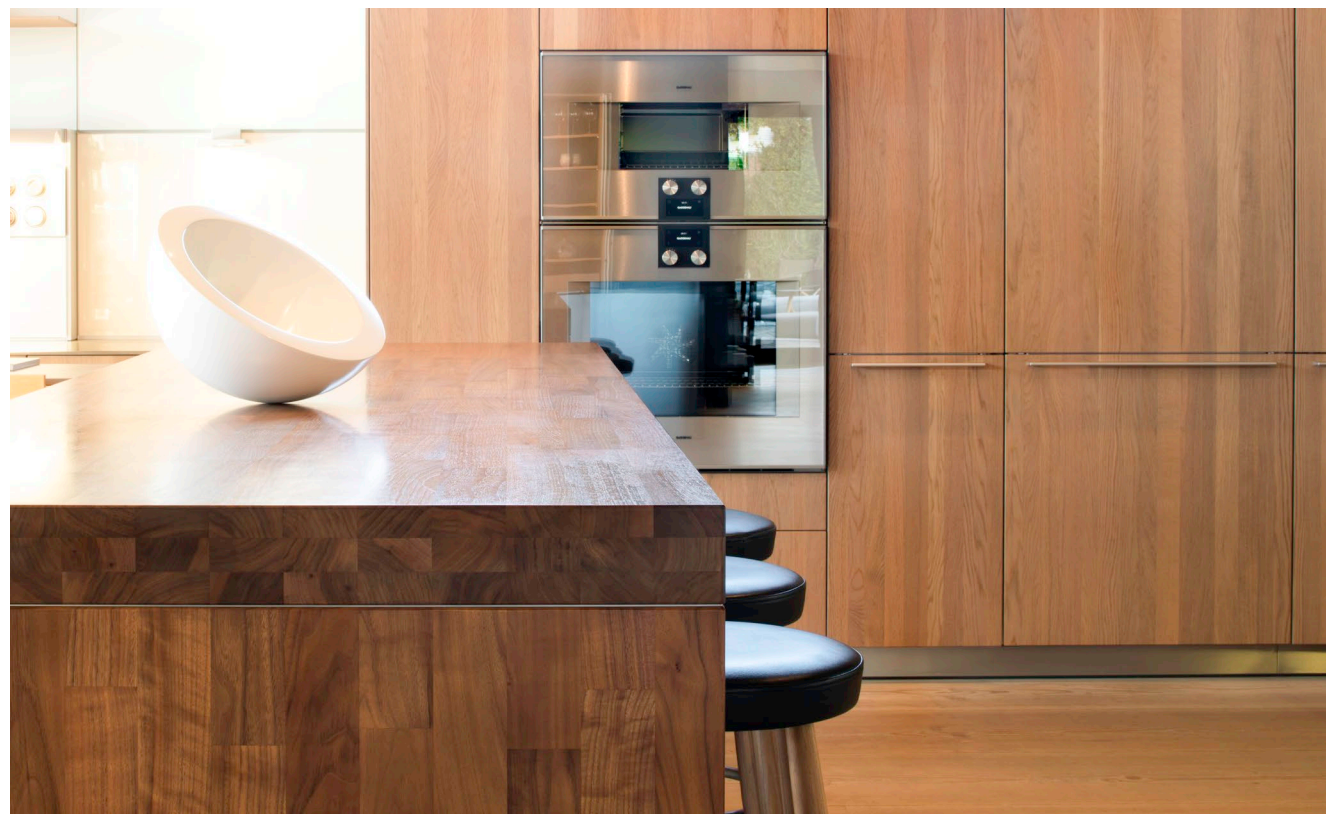
- › Modern aesthetic highlights golf course and Camelback Mountain views, with a seamless transition between indoor and outdoor living experiences
- › Open concept living room flows with ease into dining and kitchen areas
- › Luxury multi-slide door system with moving glass walls to connect main living to outdoor living area
- › Choice of two professionally designed color palettes – light and dark schemes
- › Use of natural materials bring the desert environment indoors
- › Large plank engineered hardwood flooring throughout all living areas
- › 10’ ceilings in kitchen, dining and living room
- › 8’ solid core interior doors with lever hardware
- › Expansive windows to maximize natural light and views
- › Den/Office flex spaces in some homes
- › Faucets, fixtures, fittings and accessories for kitchen and bath by Kohler
- › Asko 24” large capacity front load washer dryer



FEATURES + SPECIFICATIONS

Kitchen

- › Exceptionally-crafted bulthaup kitchens in every home; modern design while evoking a warm, inviting ambiance
- › Kitchen design anchored by a large kitchen island and wood bar top seating area
- › Designer cabinetry with special finishes, including textured wood that exudes tactile appeal and casual sophistication
- › Selection of ultra-thin bulthaup countertops with integrated Kohler sinks
- › Backsplash panels in various material choices with integrated function rail
- › Sub-Zero Wolf appliance package
- › Sub-Zero integrated 30" refrigerator plus 18" column freezer (wood panel front upgrade)
- › Wolf 36" five burner gas cooktop with ceiling mount range hood
- › Wolf 30" E Series Built-in single oven
- › Wolf 30" E Series Built-In microwave
- › Asko Built-In Dishwasher seamlessly integrated into bulthaup cabinetry



Bathrooms

- › Spa inspired bathrooms
- › Contemporary floating vanities
- › Carara Marble countertops and backsplash
- › Kohler plumbing fixtures in polished nickel
- › Frameless glass showers with large format tile surround
- › Galaxy illuminated mirror
- › Free standing sculptural soaking tubs in master bath

Available Options

The following Designer Upgrades are available for purchase at an additional cost:

- › Signature fireplace in living room with split face stone and limestone surround
- › Wood millwork shelving on living room fireplace wall
- › Den/Office Options (wine room, office built-ins, etc)
- › Wolf 30" E Series double oven option
- › Kitchen wine fridge
- › Hardwood floors in bedrooms and bathrooms
- › Private Elevator (upper homes)
- › Window treatments
- › Outdoor landscape features (lower homes)
- › Outdoor kitchen with Wolf barbeque & cabinetry
- › Outdoor gas fireplace and surrounds
- › Rooftop patio fireplace and bar
- › Home Automation Systems
- › Garage storage solution
- › Custom closet systems

The developer reserves the right to make any modifications and/or changes. Dimensions, sizes, specifications, furnishings, layouts, and materials are approximate only and subject to change without notice.

INTERIOR MATERIALS + FINISHES

Ascent Golf Villa materials and finishes integrate natural colors and textures of the desert, instilling a sense of calm into each home.



- 1. European Oak Wood Flooring - Main Living
- 2. Honed Porcelain - Master Bath Flooring
- 3. Honed Porcelain - Laundry Room Flooring

- 4. Honed Carrara Marble - All bath Countertops
- 5. bulthaup Kitchen Countertops
- 6. Winter Calm - Bedroom Carpets

- 7. Quartz Concrete Slab - Laundry Room Countertops
- 8. Honed Porcelain - Bath #2 Floors
- 9. Honed Porcelain - Bath #3 Shower

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1. European Oak Wood Flooring - Main Living
 2. Honed Limestone - Master Bath Flooring
 3. Honed Porcelain - Laundry Room Flooring

4. Honed Porcelain - Bath #3 Floors
 5. Honed Porcelain - Bath #2 Floors
 6. Honed Carrara Marble - All bath Countertops

7. 'Iron Ore' Semi-Gloss - Laundry Room Millwork
 8. Matt Ceramic - Master Bath Shower Walls
 9. Honed Porcelain - Bath #3 Shower Floor

INTERIOR MATERIALS + FINISHES

Option upgrades are available for purchase throughout your new Ascent Golf Villa home including both interior and outdoor spaces.



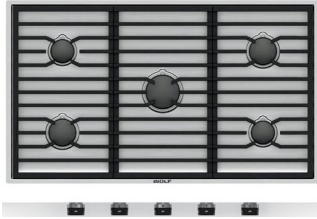




1. Honed Limestone - Fireplace Hearth + Surround
 2. Rift Cut Oak - Master Bath Millwork
 3. Split Face Stone - Fireplace

4. Opal White Marble - All Bath Countertops
 5. Dynasty Marble - Master Bath Shower Walls
 6. Wall Treatment - Powder Room

7. Natural Stone Mosaic - Bath #3 Backsplash
 8. Natural Stone Mosaic - Bath #2 Backsplash
 9. Carved Limestone - Bath #3 Backsplash







APPLIANCES

ITEM	DESCRIPTION	
Built-in Refrigerator 30"	MANUFACTURER Sub Zero PRODUCT IC-30R-LH STYLE Integrated Column Refrigerator FINISH Overlay	
Microwave Oven 30"	MANUFACTURER Wolf PRODUCT MDD30TE/S/TH STYLE Speed Oven Microwave Drop Door M-Series FINISH Stainless Steel	
Gas Cooktop 36"	MANUFACTURER Wolf PRODUCT CG365C/S STYLE Contemporary Gas 5 Burner FINISH Stainless Steel	
Oven 30"	MANUFACTURER Wolf PRODUCT SO30TE/S/TH STYLE M-Series, Convection, Wolf Gourmet FINISH Stainless Steel	
Hood Fan 36"	MANUFACTURER Wolf PRODUCT VC36W STYLE Ceiling-mounted Hood FINISH Stainless Steel	

ITEM	DESCRIPTION	
Freezer 18"	MANUFACTURER Sub Zero PRODUCT IC-18Fi-LH STYLE Freezer w/ Filtered Ice Maker FINISH Overlay	
Dishwasher 24"	MANUFACTURER Asko PRODUCT DFI664XXL STYLE Hidden Controls, Fan Dry, 3rd Rack FINISH Overlay	
Front Load Washer 24"	MANUFACTURER Asko PRODUCT W2084W STYLE FINISH White	
Electric Venter Dryer 24"	MANUFACTURER Asko PRODUCT T208VW STYLE FINISH White	

PLUMBING FIXTURES

ITEM	DESCRIPTION	
Master Bath Faucet	MANUFACTURER Kohler PRODUCT 8" Widespread Sink Faucet STYLE 97093-4-CP FINISH Polished Chrome	
Master Bath Sink	MANUFACTURER Kohler PRODUCT Undermount Sink STYLE K20000-0 FINISH White	
Bathroom Shower Sets	MANUFACTURER Kohler PRODUCT Shower Faucet Trim Kit STYLE KTS97077-4-CP FINISH Polished Chrome	
Master Bath Hand Shower	MANUFACTURER Kohler PRODUCT Slidebar Mount Hand Shower STYLE K98362-CP FINISH Polished Chrome	
Master Bath Tub Filler	MANUFACTURER Kohler PRODUCT Deck Mount Tub Faucet With Handshower STYLE K97070-4-CP FINISH Polished Chrome	
Master Bath Tub	MANUFACTURER Sterling PRODUCT 66" Soaking Tub STYLE S953340 FINISH White	

ITEM	DESCRIPTION	
Bathroom Faucets	MANUFACTURER Kohler PRODUCT 8" Widespread Sink Faucet STYLE 97093-4-CP FINISH Polished Chrome	
Bathroom Sinks	MANUFACTURER Kohler PRODUCT Undermount Sink STYLE K20000-0 FINISH White	
Kitchen Faucet	MANUFACTURER Kohler PRODUCT Pull-Out Spray Kitchen Faucet STYLE K596-CP FINISH Polished Chrome	
Kitchen Sink	MANUFACTURER Sterling PRODUCT Undermount Single Bowl STYLE S20022NA FINISH Stainless Steel	
Laundry Faucet	MANUFACTURER Kohler PRODUCT Laundry Faucet STYLE K22035-CP FINISH Polished Chrome	
Laundry Sink	MANUFACTURER Sterling PRODUCT Undermount Single Bowl Sink STYLE S20023NA FINISH Stainless Steel	

PRIVATE HOMEOWNER
POOL + FITNESS

AN EXCLUSIVE PRIVATE AMENITY



RESORT MAP & AMENITIES

- | | |
|-------------------------------|------------------------|
| 1 Ascent Golf Villas | 9 Golf Clubhouse |
| 2 Mountainside Condominiums | 10 Golf Course |
| 3 Entrance Gate | 11 The Tavern |
| 4 Private Homeowner Amenity | 12 19th Hole |
| 5 Cholla Trail Hike Connector | 13 The Phoenician® Spa |
| 6 Hotel Lobby | 14 Cactus Garden |
| 7 The Marketplace | 15 Cholla Trail |
| 8 Dining and Lounges | 16 Camelback Summit |



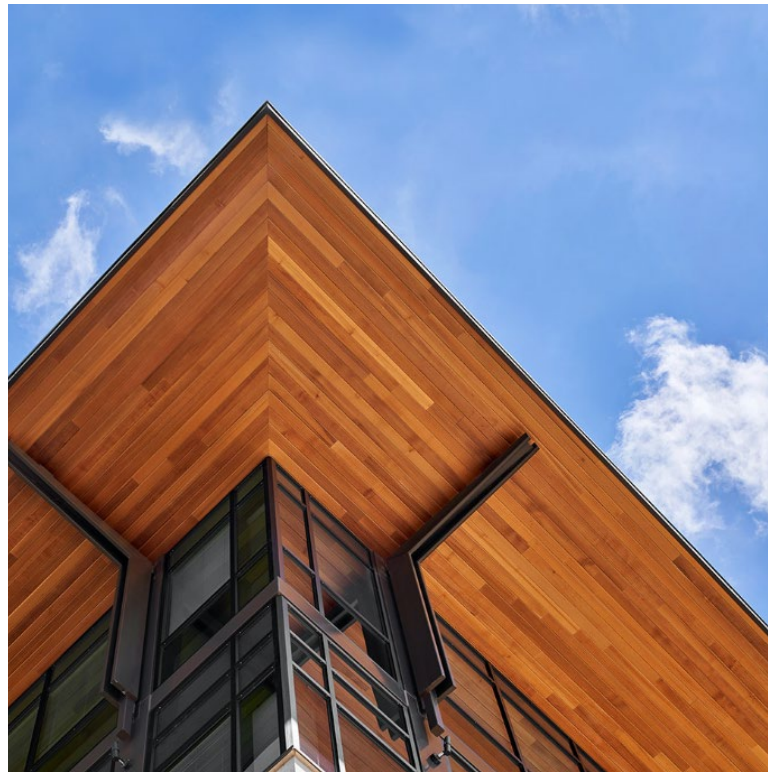
As an Ascent Homeowner, you will have exclusive access to your own private amenity at the base of Camelback Mountain. The pool, fitness center, and social spaces will be your intimate gathering place for wellness, socializing, and relaxation.

THE TEAM

REPLAY DESTINATIONS

The Ascent residential community is masterplanned and developed by Replay—renowned for creating luxury destinations and communities that immerse homeowners and guests in a rich array of playful, social, and active experiences. Our portfolio includes some of the world’s most sought-after locations, from Half Moon Bay to adventure-packed mountain resorts. Whether it’s the raw beauty of Hawaii’s Kohala Coast or the idyllic heritage towns of California wine country, each destination is authentically of its place. of luxury traveler who prefers service that is humble and authentic, warm and inviting.





Nelsen Partners

For nearly 40 years, the leaders of Nelsen Partners have been providing architecture, interiors, planning, and urban design services for projects across the U.S. and around the world. The team is renowned for creating memorable and sustainable buildings that enhance the human experience.



Vallone Design

One of Arizona's finest luxury firms, Vallone Design creates spaces that feel like home from the moment you step inside. Based in Arizona and founded in 2001 by designer Donna Vallone, the team specializes in exquisite residential and commercial projects for clients nationwide.



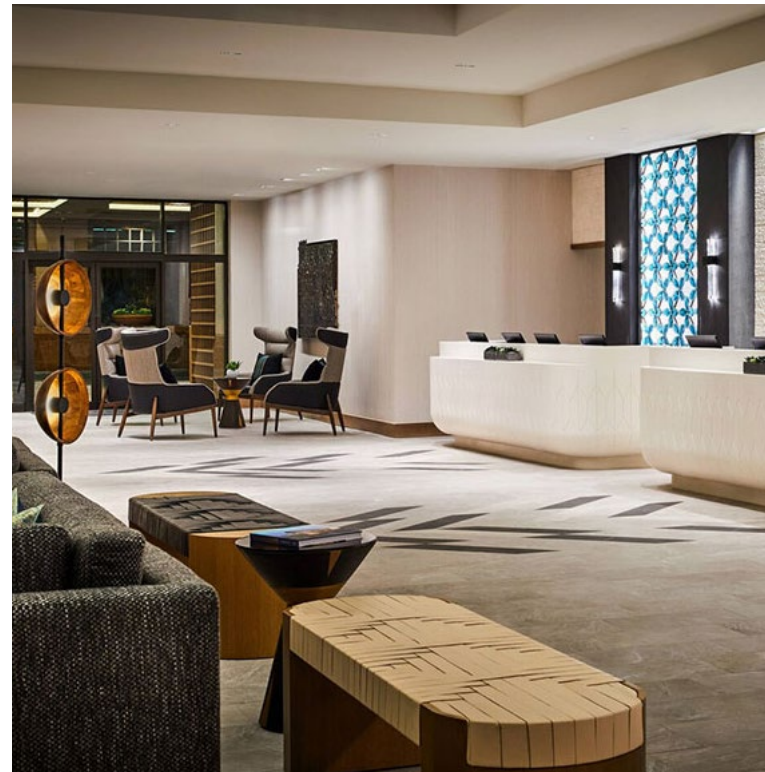
Bulthaup

Blending cutting-edge technology with the finesse of master craftsmen, bulthaup kitchens are fluid, functional, and aesthetically meaningful. For almost 70 years, bulthaup has designed luxurious kitchen environments that transform daily routines into cherished rituals.



Floor

Floor Associates is an award-winning landscape architecture and planning firm based in Phoenix. The Floor team is dedicated to creating sustainable projects that respect the sensitive desert environment, while reinventing the places where we live, work, and play.



PWI Construction

PWI Construction is a client service firm that provides commercial general contracting and construction management services across the nation. Using a people-first approach, they lead the way in the development of hospitality, restaurant, high-end retail, residential, and specialty construction projects.



Russ Lyon Sotheby's

Russ Lyon Sotheby's International Realty is dedicated to bringing the highest level of service and technology to today's home buyers and sellers, expanding our reputation as the most respected name in real estate. Our agents strive to deliver real estate experiences beyond expectations to enhance the lifestyles of our clients. Our services are bespoke and tailored to meet the specific client or property needs.

THE PHOENICIAN[®] AMENITY ACCESS

In addition to their own private amenity building, Ascent homeowners will be invited to join an optional The Phoenician[®] Amenity Access Program which will include privileges and access to the hotel property's redesigned amenities such as their spa, tennis and sport courts, and golf. Program details and membership costs as follows;

ACCESS FEES

Residence Owner - Standard; \$6,500 per year.

Residence Owner - Family; \$6,500 per couple + \$3,250 per child.

DAILY GUEST PASSES

A Residence Owner may purchase up to 2 daily guest passes for \$75 per day per person. Use of daily guest passes are subject to Hotel Rules and Regulations.

DISCOUNTS

- › 20% off rack rate green fees at the Hotel golf course
- › Complimentary access to Hotel pools (restrictions apply; subject to availability)
- › Complimentary access to The Phoenician[®] Athletic Club
- › One-night complimentary resort stay for a Permitted Residence Owner (restrictions apply; subject to availability)
- › 20% off best-available rate for Hotel stays
- › 20% off The Phoenician[®] Spa services (but not use of the spa facilities unless they are paying for a service or renting a cabana)
- › 20% off all 8 Hotel dining venues (up to 4 individuals)
- › 20% off Hotel pool cabanas, reserved pool seating, or day beds
- › 50% off tennis and pickleball court fees
- › 20% off tennis lessons, clinics and camps
- › 20% off tennis merchandise

*Prices subject to change.

*Restrictions and black out dates apply. Subject to availability.





ascentatthephoenician.com

480.534.4086 | info@ascentatthephoenician.com
6000 East Camelback Road, Scottsdale, AZ 85251

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