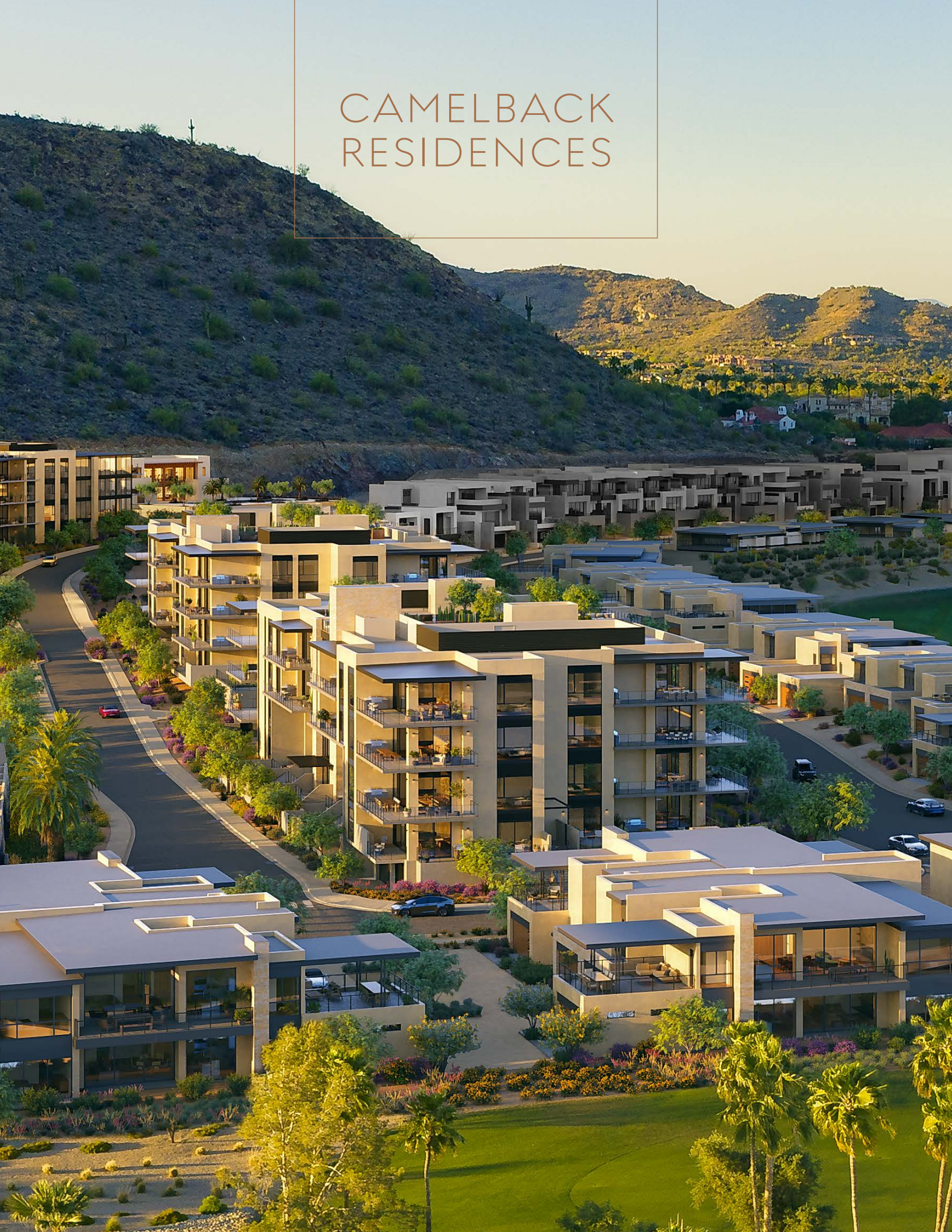


INVENTORY PORTFOLIO

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AT THE PHOENICIAN®

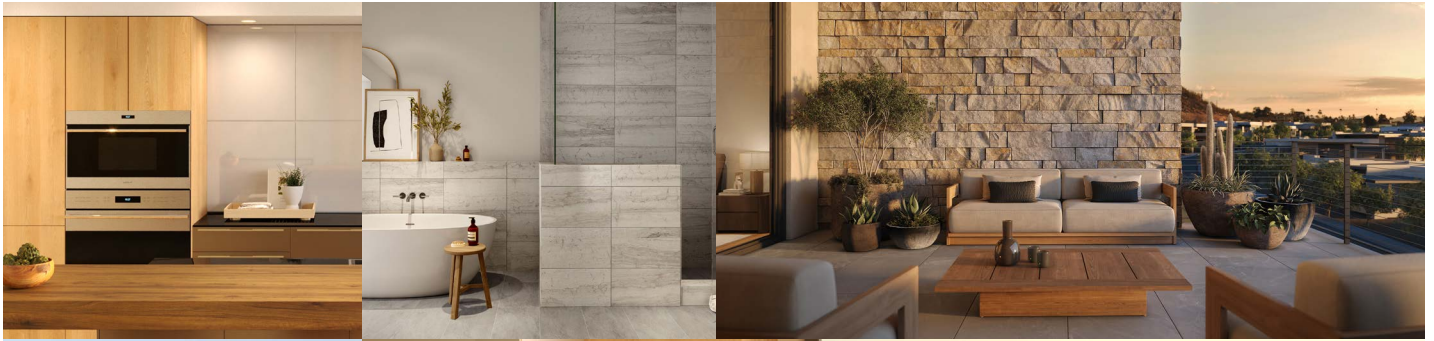
CAMELBACK RESIDENCES



CURRENT INVENTORY

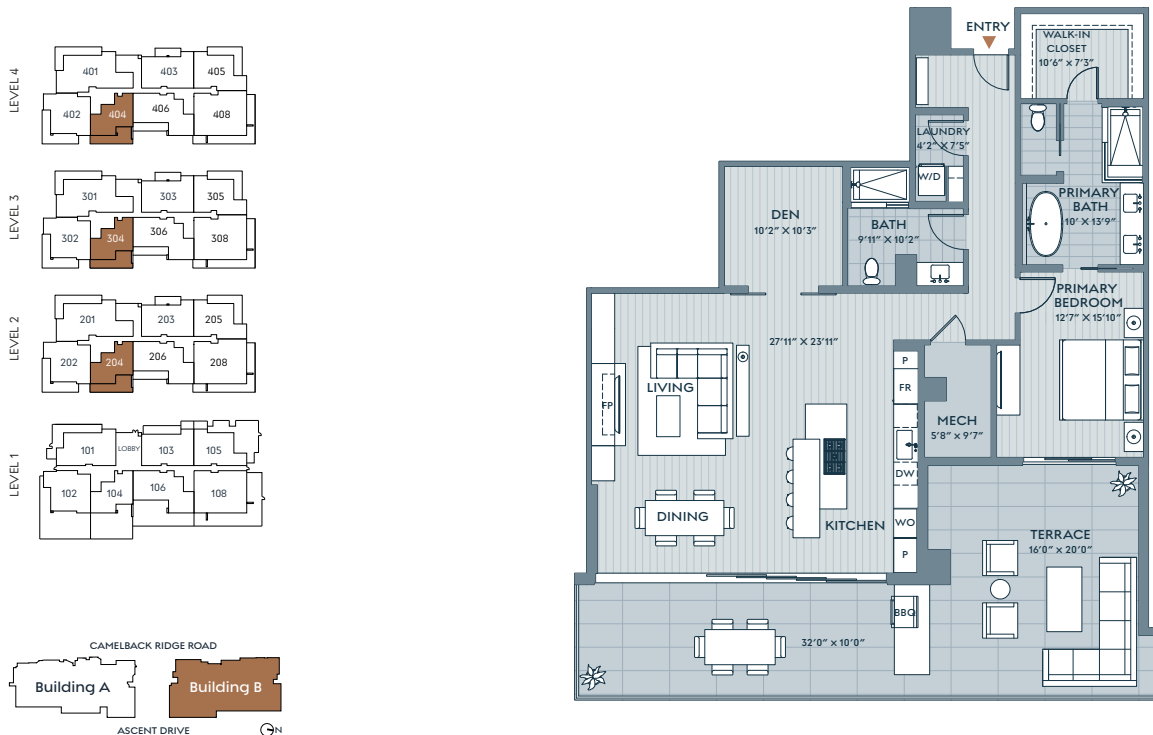
#	Layout	Baths	Indoor SF	Outdoor SF	View	Current Price	New Price (Effective 4-30-24)	HOA
B204	1 Bed + Den	2	1,678	677	East	\$1,950,000	\$1,995,000	\$1,073
B104	1 Bed + Den	2	1,678	1,675	East	\$2,295,000	\$2,395,000	\$1,073
A103	1 Bed + Den Loft	2	1,521	583	West	\$1,895,000	\$1,985,000	\$972
A104	2 Bed	2 1/2	2,157	1,316	East	\$2,895,000	\$2,995,000	\$1,379
A211	2 Bed + Den	3	2,594	528	NW	\$2,895,000	\$3,125,000	\$1,658
A409	2 Bed + Den	3	2,294	500	West	\$3,165,000	\$3,195,000	\$1,467
B106	2 Bed + Den	3	2,510	1,721	East	\$3,165,000	\$3,195,000	\$1,605
B403	2 Bed + Den	3	2,294	300	West	\$3,350,000	\$3,395,000	\$1,467
A405	2 Bed + Den	3	2,683	498	West	\$3,495,000	\$3,585,000	\$1,715
A311	2 Bed + Den	3	2,576	528	NW	\$3,465,000	\$3,495,000	\$1,647
B201	3 Bed + Den	4	3,166	710	SW	\$3,950,000	\$4,100,000	\$2,024
B208	3 Bed + Den	4	3,141	1,182	NE	\$3,965,000	\$4,150,000	\$2,008
B301	3 Bed + Den	4	3,166	710	SW	\$4,485,000	\$4,595,000	\$2,204

- Monthly HOA dues are Master Association and Camelback Residences HOA dues combined. Above are current estimated costs.
- The analysis is based on preliminary projections and assumptions that are subject to change as the project develops.
- The developer reserves the right to make any modifications and changes as deemed necessary. For ground floor residences, the Homeowner is responsible for landscape maintenance inside their patio walls.

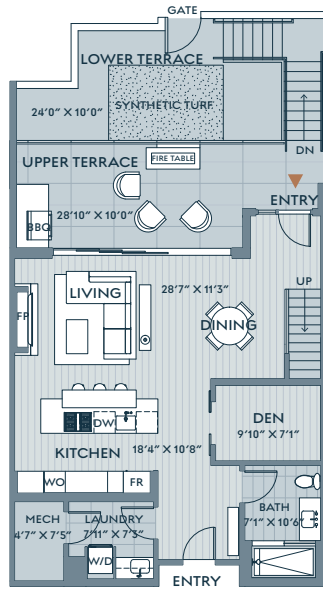
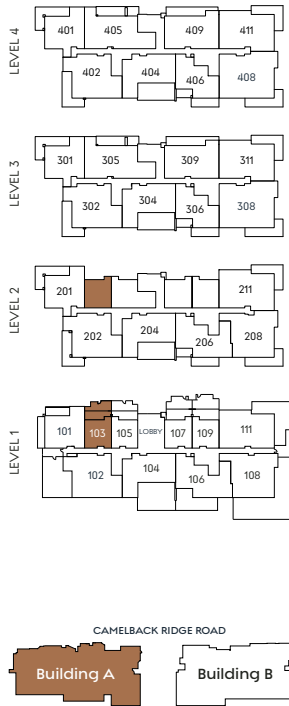


CAMELBACK PLANS

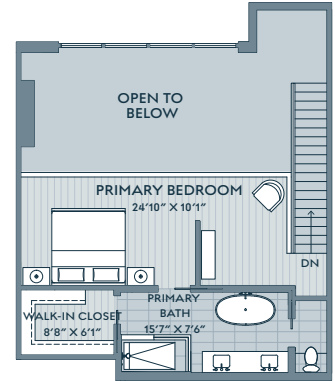
B204 | 1 Bed + Den | 2 BATH | INDOOR 1,678 SF | OUTDOOR 677 SF



A103 | 1 Bed + Den Loft | 2 BATH | INDOOR 1,521 SF | OUTDOOR 583 SF

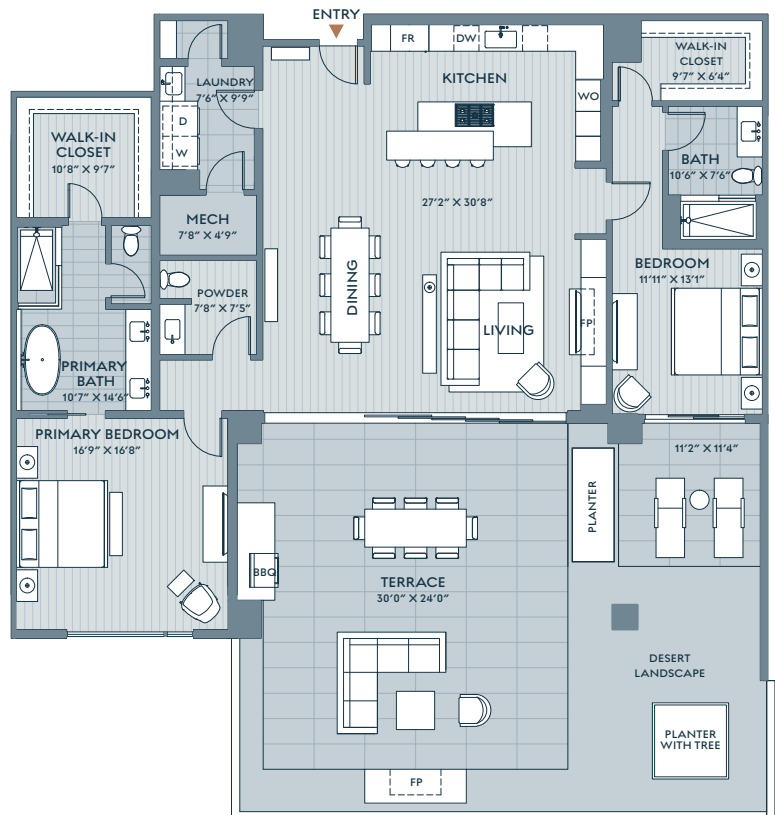
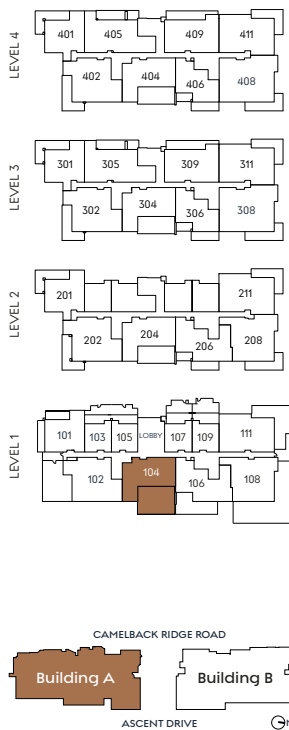


MAIN



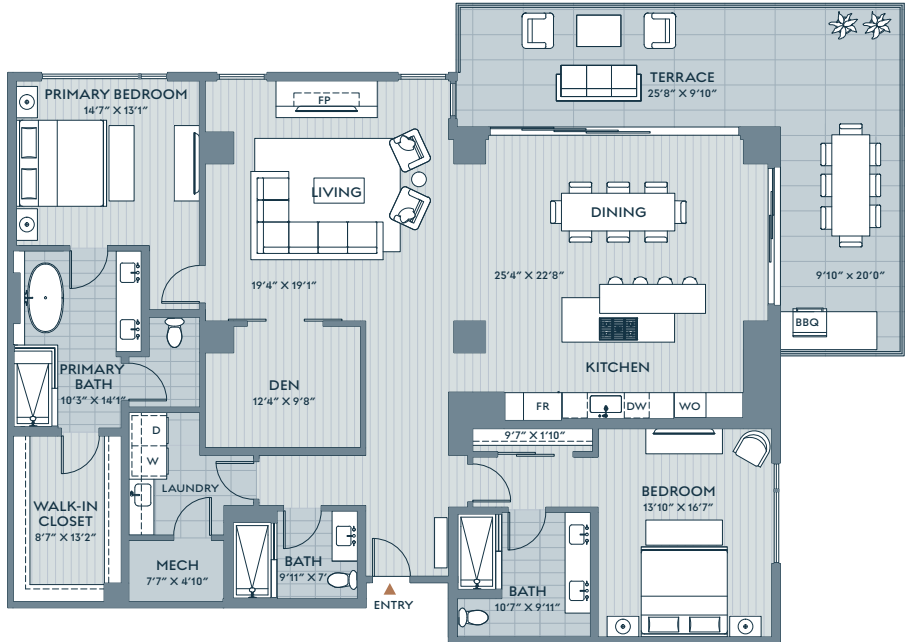
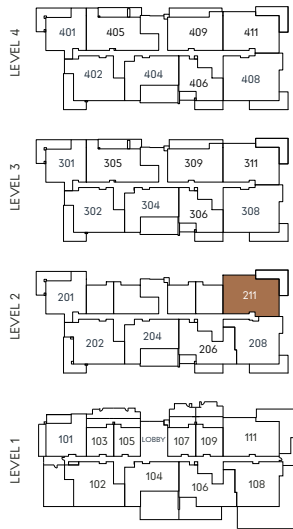
UPPER

A104 | 2 Bed | 2½ BATH | INDOOR 2,157 SF | OUTDOOR 1,316 SF

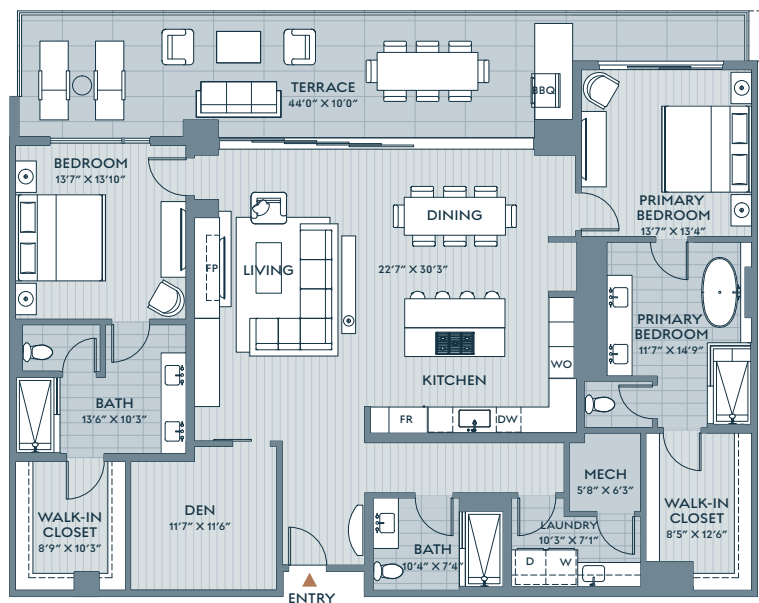
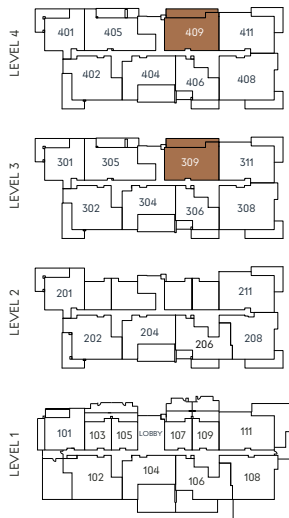


A211 | 2 Bed + Den | 3 BATH | INDOOR 2,594 SF | OUTDOOR 528 SF

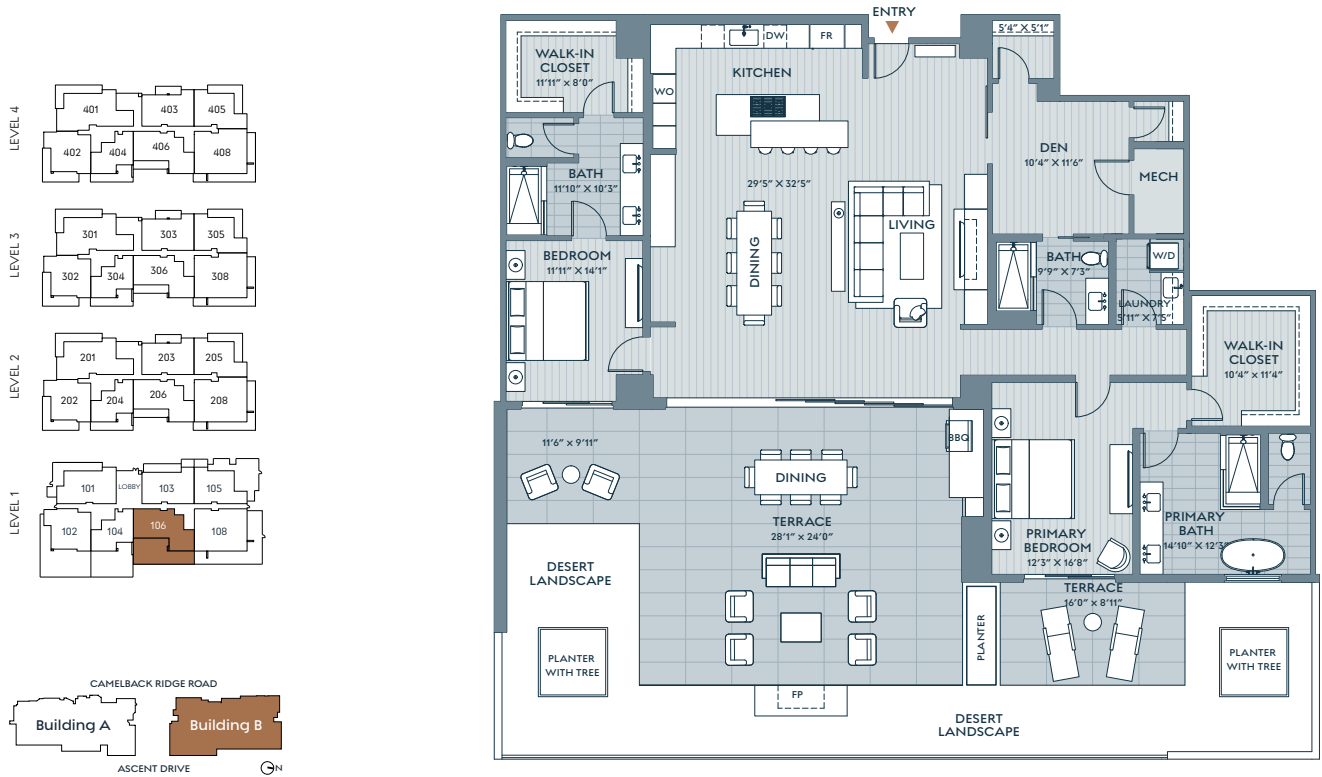
This is an ADA accessible residence. Certain modifications are made to satisfy ADA requirements. Seller may retrofit the residence with standard features upon buyer request



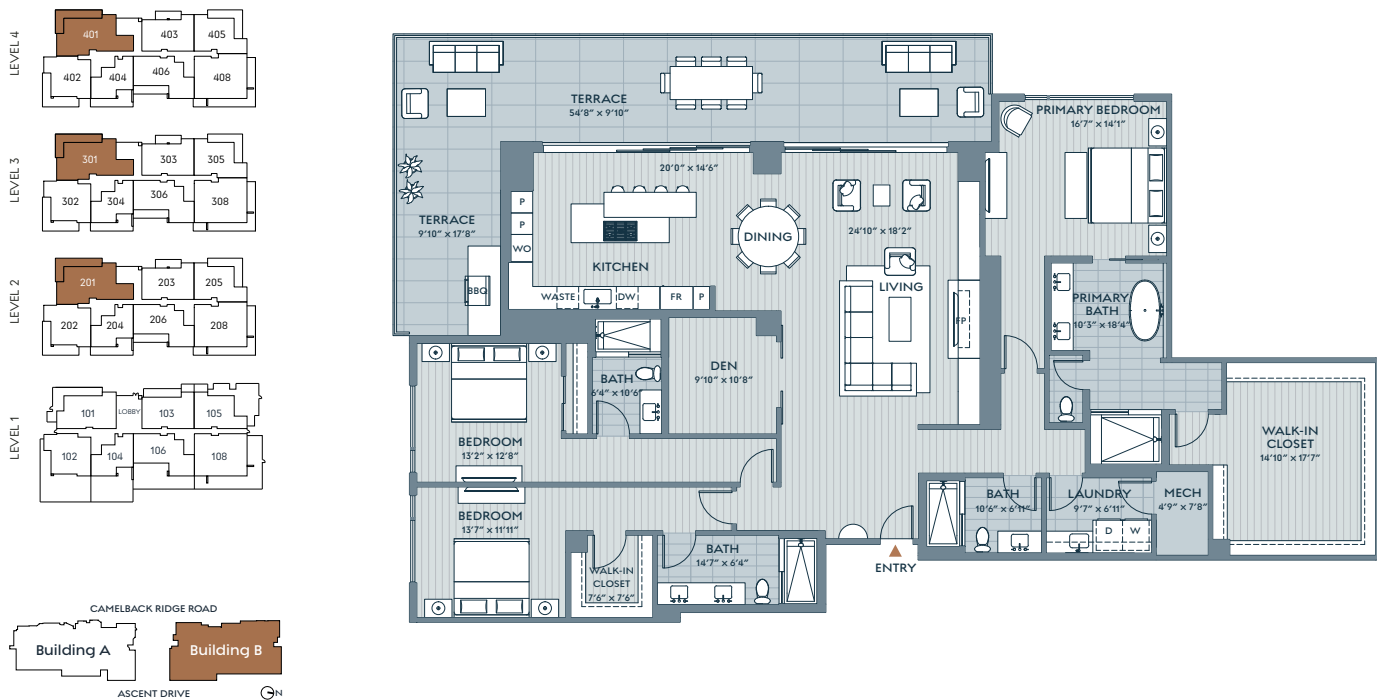
A409 | 2 Bed + Den | 3 BATH | INDOOR 2,294 SF | OUTDOOR 500 SF



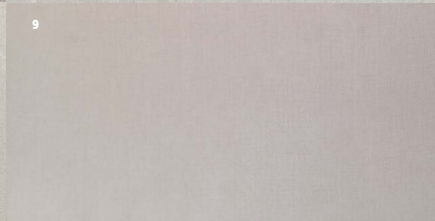
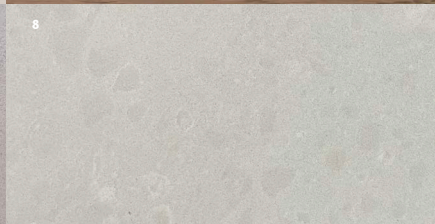
B106 | 2 Bed + Den | 3 BATH | INDOOR 2,510 SF | OUTDOOR 1,721 SF



B301 | 3 Bed + Den | 4 BATH | INDOOR 3,166 SF | OUTDOOR 710 SF



LIGHT PALETTE



- 1. Fireplace Face
- 2. Fireplace Hearth
- 3. Hardwood Flooring

- 4. Primary Bath Shower Wall
- 5. Primary Bath Floor
- 6. Primary Bath Countertop

- 7. Primary and Guest Bath Millwork
- 8. Guest Bath Countertop
- 9. Guest Bath Floor

DARK PALETTE



- 1. Fireplace Face
- 2. Fireplace Hearth
- 3. Hardwood Flooring

- 4. Primary Bath Shower Wall
- 5. Primary Bath Floor
- 6. Primary Bath Countertop

- 7. Primary and Guest Bath Millwork
- 8. Guest Bath Countertop
- 9. Guest Bath Floor

ROOFTOP TERRACES



Two private rooftop terraces exclusive to Camelback Residences owners provide the height of luxury living with gathering areas furnished with soft seating and fire tables surrounded by activity lawns and 360 degree views.





MOUNTAIN CLUB



A private amenity offering the Ascent community a place to unwind, socialize, and focus on health and well-being including full access to a fitness studio, movement room, pool, games and social room, dining room, and catering kitchen.



CAMELBACK
DESIGN



Interior Features

- › Open interiors that flow seamlessly to expansive outdoor living areas
- › Choice of two palette options that integrate natural materials
- › Luxury multi-slide door system connecting main living to outdoor living area
- › Expansive windows to maximize natural light and views
- › Spacious outdoor living patios with large format tile
- › Signature fireplace with concrete tile surround and stone hearth
- › 10' ceiling in living and dining areas. 9' ceilings in kitchen and bedrooms
- › European oak flooring throughout living, dining and kitchen areas
- › Waterworks faucets, fixtures and fittings in kitchens and bathrooms
- › Roller shades in living area and bedrooms
- › Prewired window locations for automated shades

Kitchens

- › bulthaup kitchens anchored by large islands and wood bar top seating areas
- › bulthaup cabinetry with finish options that exude tactile sophistication
- › Selection of ultra-thin bulthaup countertops with integrated Kohler sinks
- › Sub-Zero Wolf appliances with cabinet front fridge and Cove dishwasher

Bathrooms

- › Contemporary floating vanities with rift cut oak millwork
- › Quartz countertops and backsplash with Kohler undermount sink
- › Large format floor tile - Cemento Rasato Series in primary bathrooms
- › Showers enclosed in frameless glass with heavy brushed 2"x 2" tile floors
- › Elegant illuminated mirrors in primary and guest bathrooms
- › Free standing sculptural soaking tubs in primary bathrooms
- › Elegant powder room with limestone countertop and backsplash

ASCENT

AT THE PHOENICIAN®

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