

INVENTORY PORTFOLIO

CAMELBACK RESIDENCES



REMAINING RESIDENCES

| # | Layout | Baths | Indoor SF | Outdoor SF | View | Price | HOA |
|------|-------------|-------|-----------|------------|------|-------------|---------|
| B104 | 1 Bed + Den | 2 | 1,678 | 1,675 | East | \$2,395,000 | \$1,073 |
| A106 | 2 Bed + Den | 3 | 2,244 | 875 | East | \$2,995,000 | \$1,435 |
| A208 | 2 Bed + Den | 3 | 2,609 | 511 | NE | \$3,100,000 | \$1,668 |
| B303 | 2 Bed + Den | 3 | 2,294 | 300 | West | \$3,195,000 | \$1,467 |
| A211 | 2 Bed + Den | 3 | 2,594 | 528 | NW | \$3,275,000 | \$1,658 |
| B201 | 3 Bed + Den | 4 | 3,166 | 710 | SW | \$4,450,000 | \$2,024 |

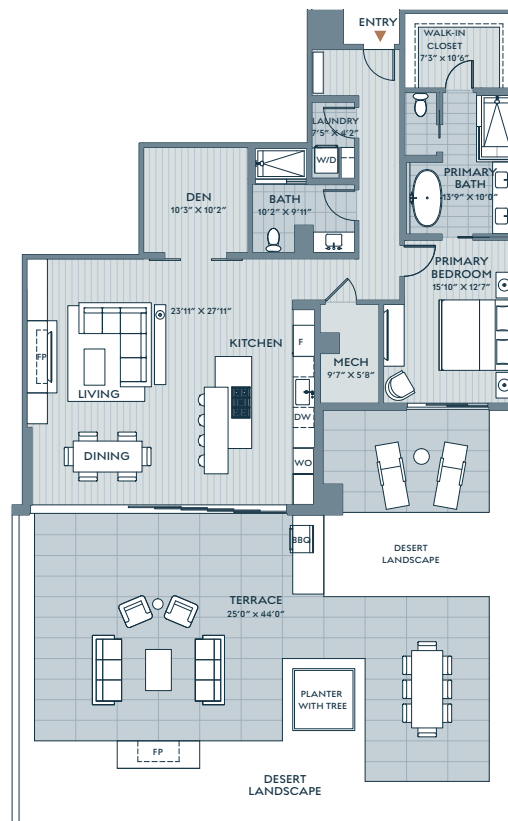
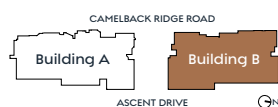
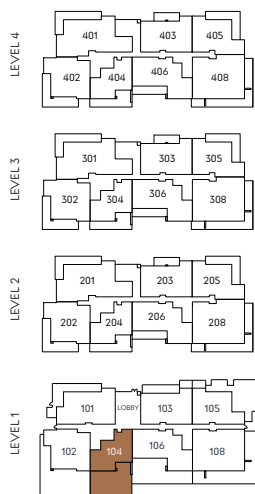
These prices are as of April 08, 2025. Please consult with an agent to obtain the most up to date pricing.

- 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.

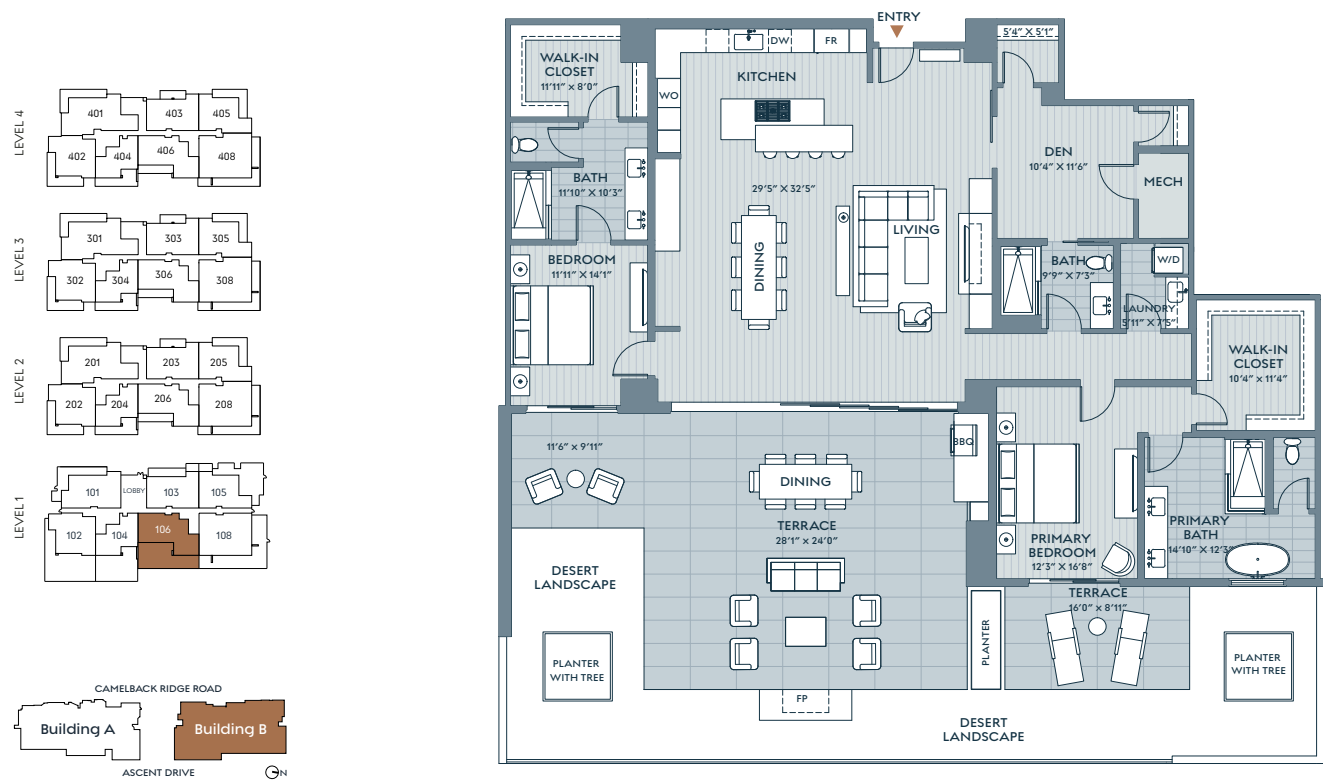


CAMELBACK PLANS

B104 | 1 Bed + Den | 2 BATH | INDOOR 1,678 SF | OUTDOOR 1,675 SF



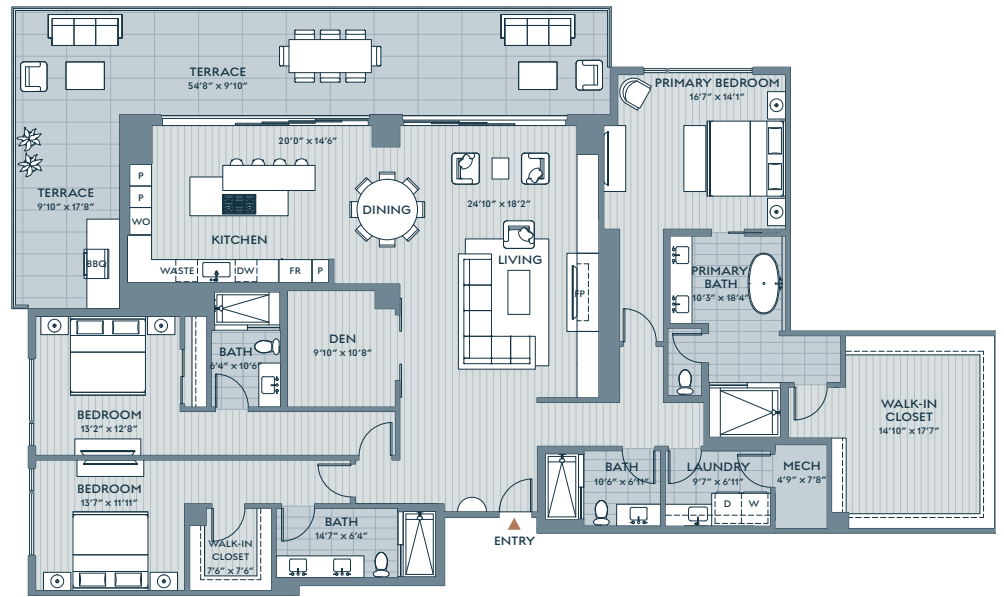
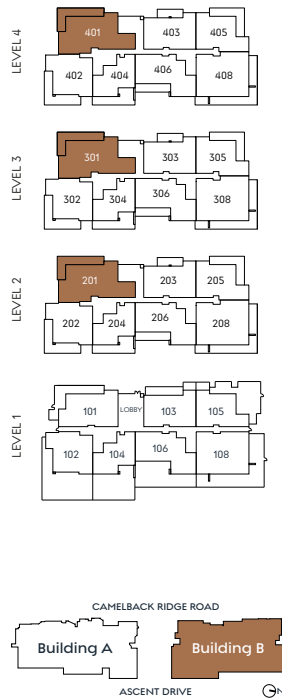
A106 | 2 Bed + Den | 3 BATH | INDOOR 2,244 SF | OUTDOOR 875 SF



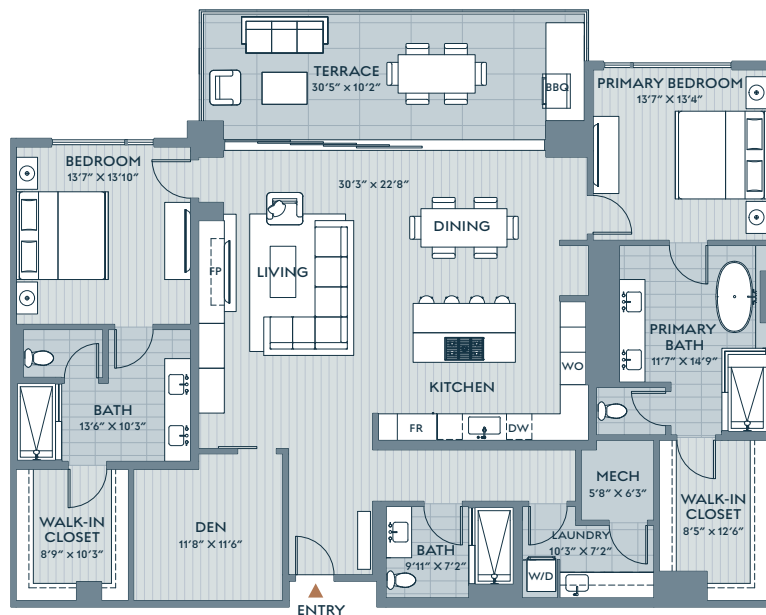
A208 | 2 Bed + Den | 3 BATH | INDOOR 2,609 SF | OUTDOOR 511 SF



B201 | 3 Bed + Den | 4 BATH | INDOOR 3,166 SF | OUTDOOR 710 SF



B303 | 2 Bed + Den | 3 BATH | INDOOR 2,294 SF | OUTDOOR 300 SF



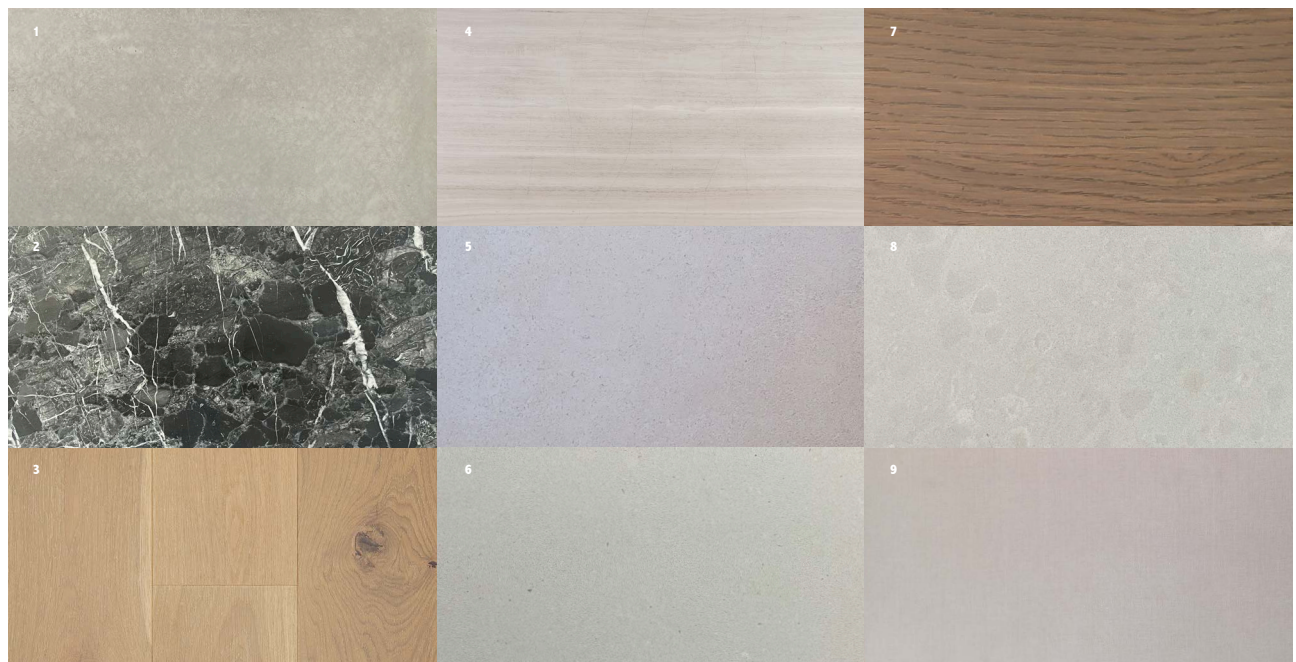
A211 | 2 Bed + Den | 3 BATH | INDOOR 2,594 SF | OUTDOOR 528 SF

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





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®

www.AscentatthePhoenician.com

480.534.4086 | info@ascentatthephoenician.com

Offered by Russ Lyon Sotheby's International Realty (AZ DRE #LC646682009). The residential project described herein (the "Residential Project") and the residential units within the Residential Project (the "Residential Units") are not owned, developed, or sold by Host Camelback I LLC or its affiliates, and Host Camelback I LLC does not make any representations, warranties or guaranties whatsoever with respect to the Residential Units, the Residential Project or any part thereof. [Replay] (*[Developer]*) uses the Phoenician® brand name and certain Phoenician® trademarks (collectively, the "Trademarks") in connection with the sales and marketing of the Residential Units in the Residential Project under a limited, non-exclusive license from Host Camelback I LLC. The foregoing license may be terminated or may expire without renewal, in which case neither the Residential Units nor the Residential Project will be identified as a Phoenician® branded project or have any rights to use the Trademarks. All renderings contained herein are merely intended for illustration purposes and not as a representation, warranty or guaranty of size, layout, finishes, views, or any other characteristics of the improvements or natural features depicted. Developer reserves the right to make any modifications, additions or withdrawals to any and all descriptions or depictions or any other materials pertaining to the Project, without prior notice. THE IMPROVEMENTS DESCRIBED OR DEPICTED HEREIN (INCLUDING, WITHOUT LIMITATION, ENTRY FEATURES, LANDSCAPING IMPROVEMENTS, AMENITIES, BUILDINGS, HARDSCAPE, FENCING OR WALLS OR THE LACK THEREOF), ARE PROPOSED ONLY AND NO WARRANTY IS GIVEN OR IMPLIED THAT THE IMPROVEMENTS WILL BE COMMENCED OR COMPLETED. ORAL REPRESENTATIONS CANNOT BE RELIED UPON AS CORRECTLY STATING AND SHALL NOT BE DEEMED TO BE REPRESENTATIONS OR WARRANTIES OF THE DEVELOPER. FOR CORRECT REPRESENTATIONS, MAKE REFERENCE TO THE DOCUMENTS THAT ARE REQUIRED BY ARIZONA REVISED STATUTES, 32-2181, et seq., TO BE FURNISHED BY A DEVELOPER TO A BUYER OR LESSEE. This is not an offer of real estate for sale or solicitation of an offer to buy, to residents of any state, province or other jurisdiction where the Project is not registered in accordance with applicable law or where such offering or solicitation would otherwise be prohibited by law. Void where prohibited. No sales will occur until permitted by the Arizona Department of Real Estate. All sales are conditioned upon the issuance by the Arizona Department of Real Estate and buyers' receipt and acceptance of a Disclosure Report for the Project (or applicable portions thereof). Only lot reservations will be accepted by Developer, and only as permitted by the Arizona Department of Real Estate, until the Disclosure Report for the development has been issued; provided, that Developer is under no obligation to accept lot reservations. Developer is committed to the letter and spirit of the policy for the achievement of equal housing opportunity.