

INVENTORY PORTFOLIO

# CAMELBACK RESIDENCES



# REMAINING RESIDENCES

#	Layout	Baths	Indoor SF	Outdoor SF	View	Price	HOA
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.

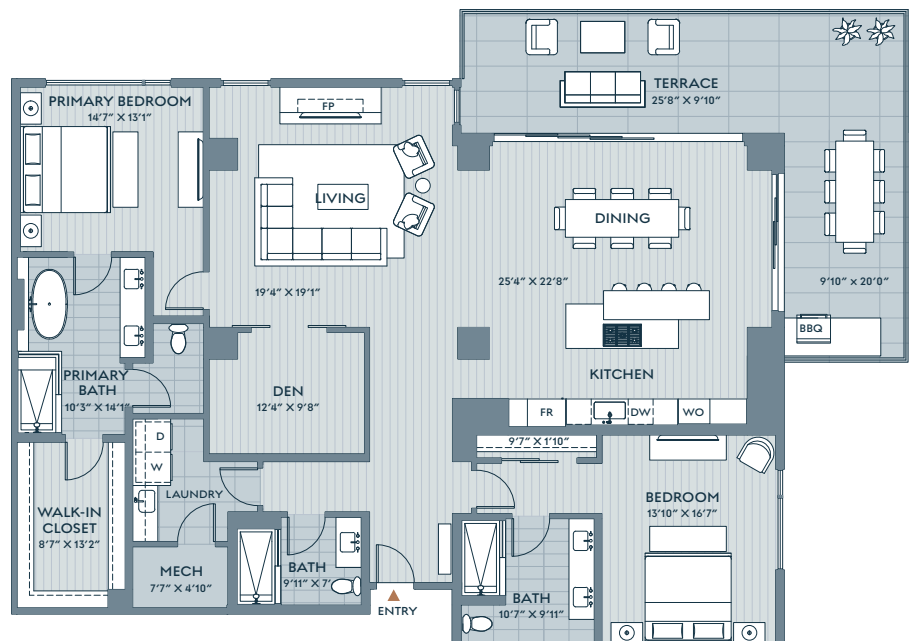
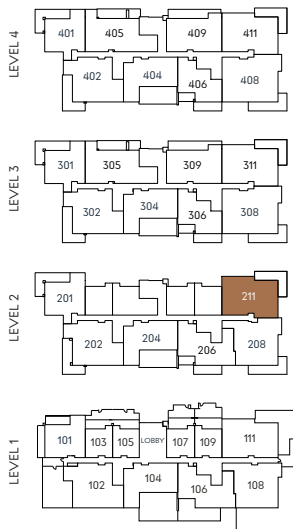
- Monthly HOA dues are Master Association and Camelback Residences HOA dues combined. Above are current estimated costs.
- The analysis is based on preliminary projections and assumptions that are subject to change as the project develops.
- The developer reserves the right to make any modifications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



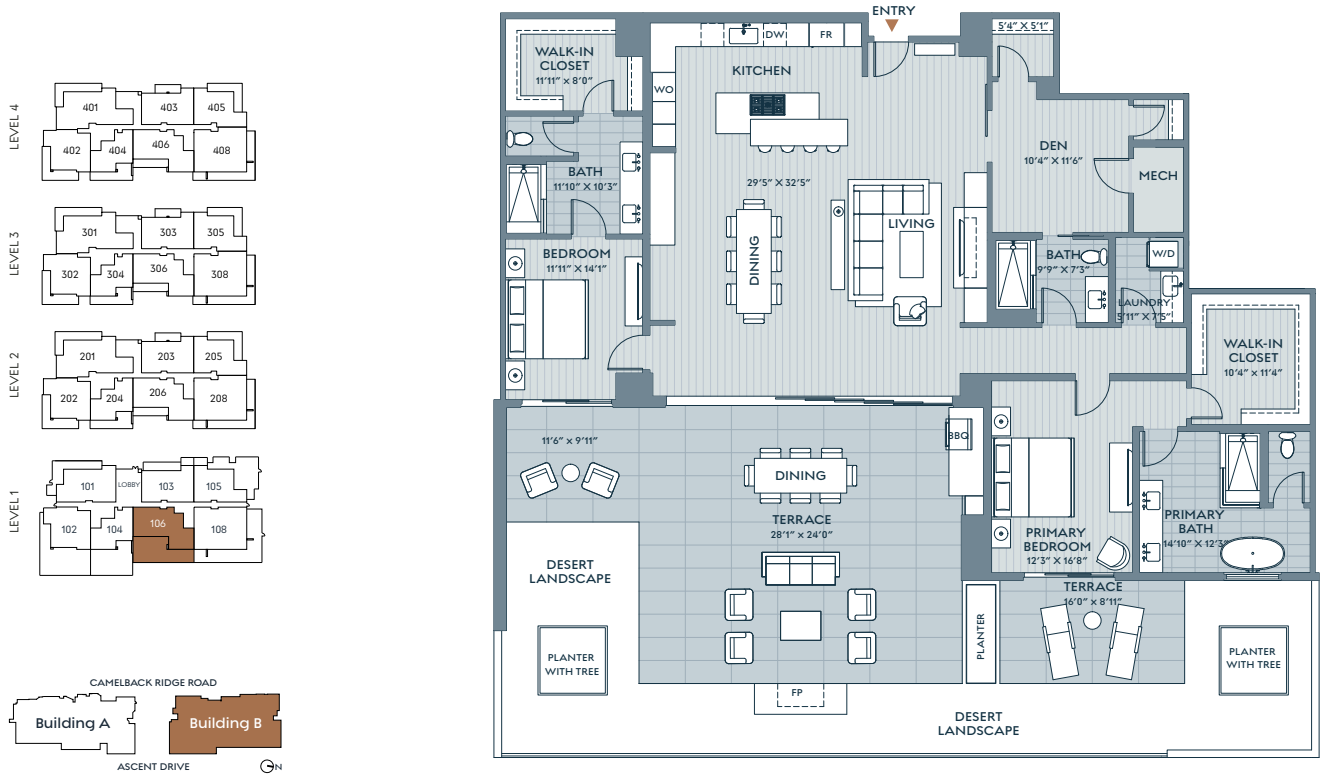
# CAMELBACK PLANS

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



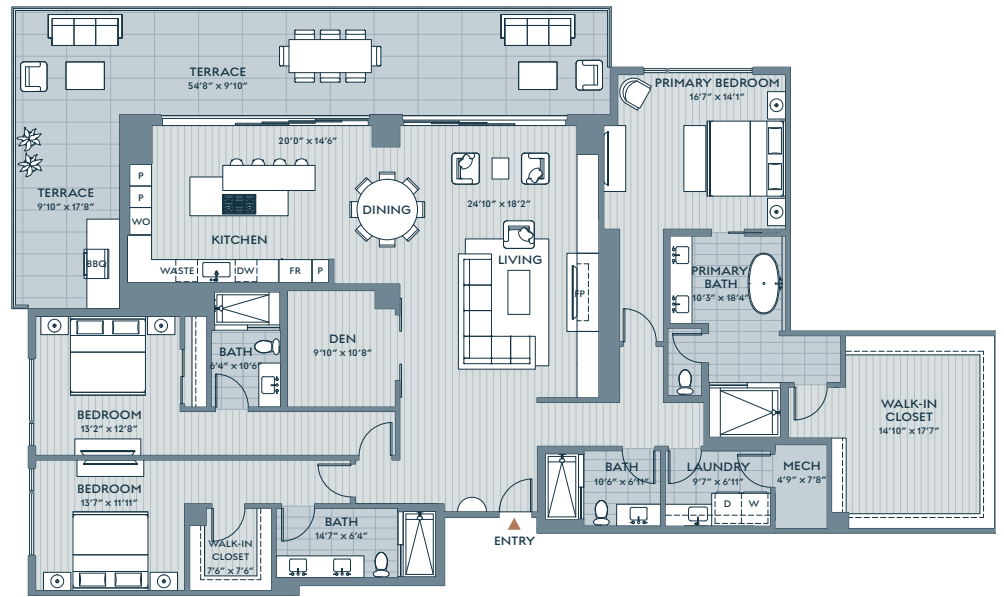
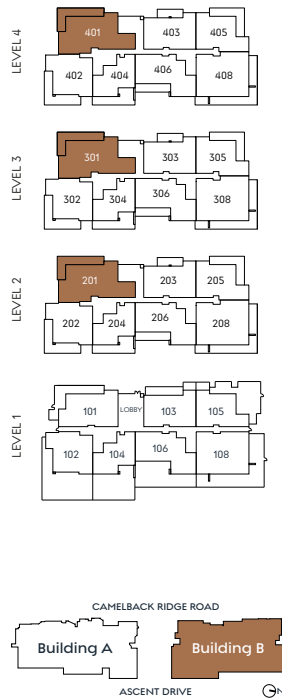
A106 | 2 Bed + Den | 3 BATH | INDOOR 2,244 SF | OUTDOOR 875 SF



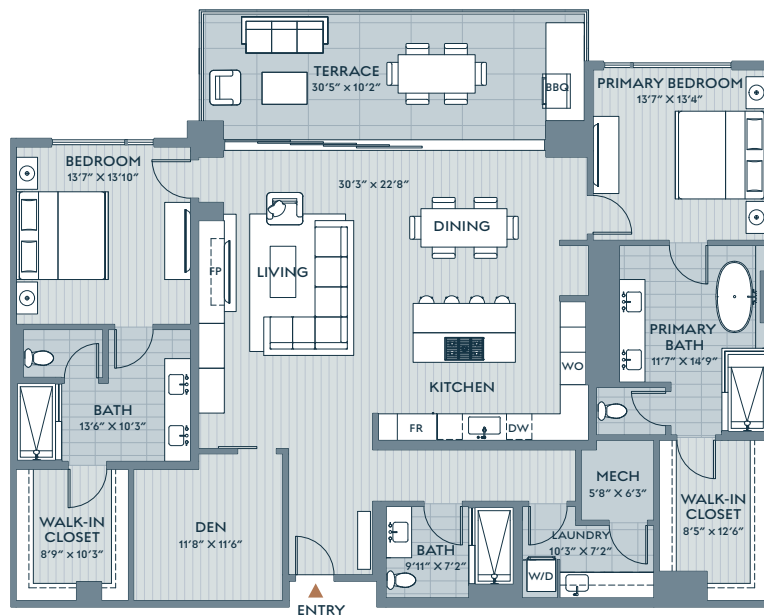
A208 | 2 Bed + Den | 3 BATH | INDOOR 2,609 SF | OUTDOOR 511 SF



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

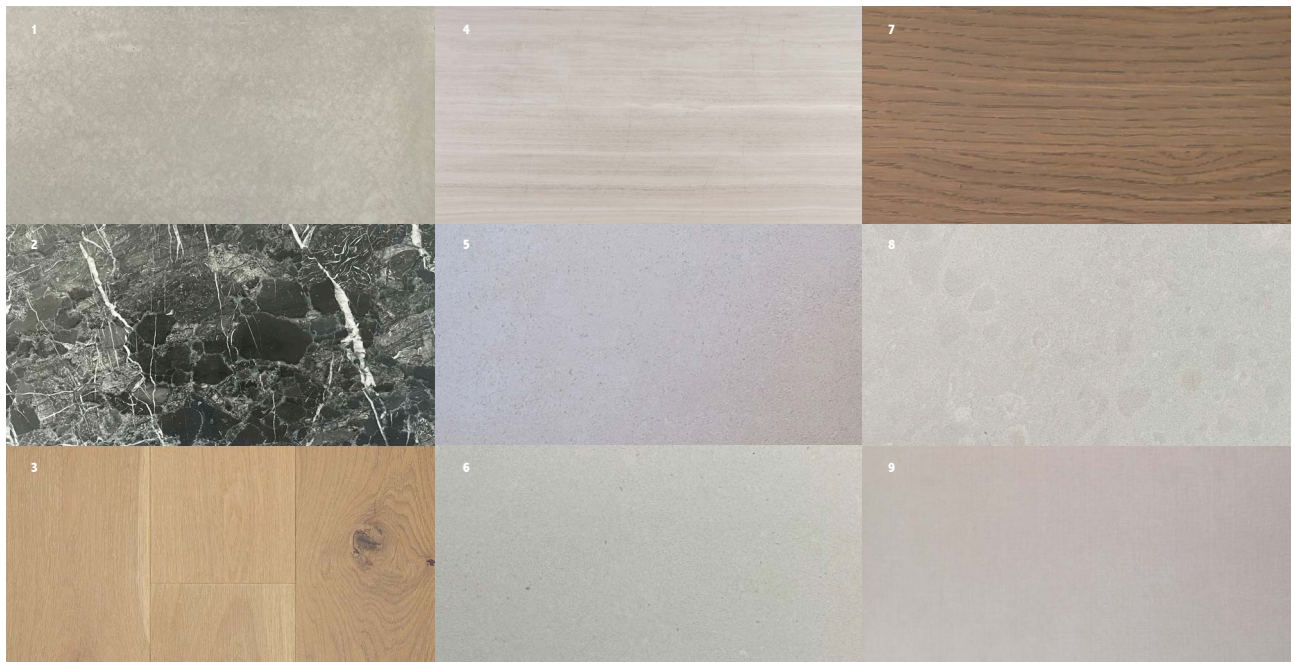


B303 | 2 Bed + Den | 3 BATH | INDOOR 2,294 SF | OUTDOOR 300 SF





# 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](http://www.AscentatthePhoenician.com)

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