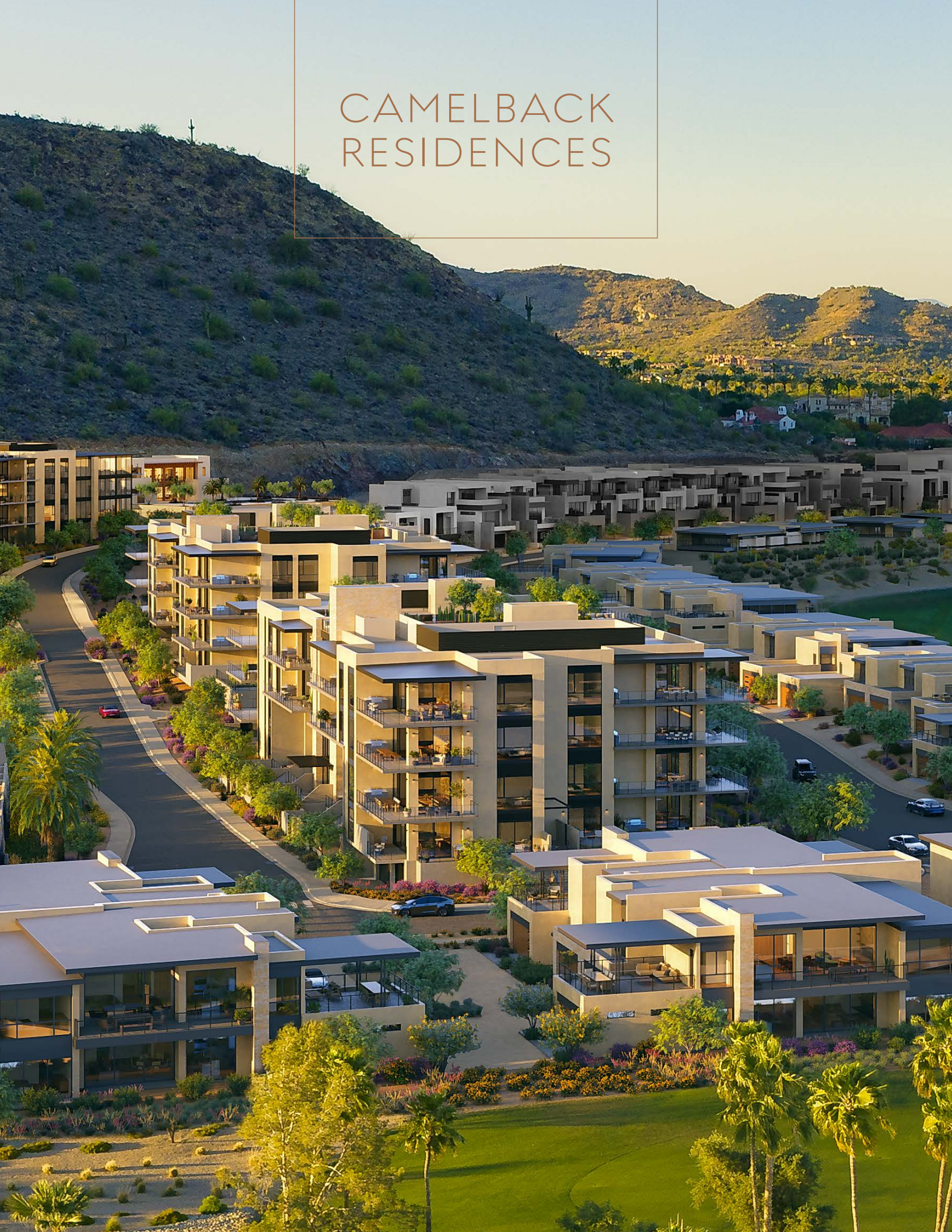


INVENTORY PORTFOLIO

ASCENT

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# CAMELBACK RESIDENCES



# CURRENT INVENTORY

#	Layout	Baths	Indoor SF	Outdoor SF	View	Price	HOA
B104	1 Bed + Den	2	1,678	1,675	East	\$2,395,000	\$1,073
A104	2 Bed	2 1/2	2,157	1,316	East	\$2,995,000	\$1,379
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	\$3,225,000	\$1,658
A409	2 Bed + Den	3	2,294	500	West	\$3,395,000	\$1,467
B106	2 Bed + Den	3	2,510	1,721	East	\$3,295,000	\$1,605
B201	3 Bed + Den	4	3,166	710	SW	\$4,395,000	\$2,024

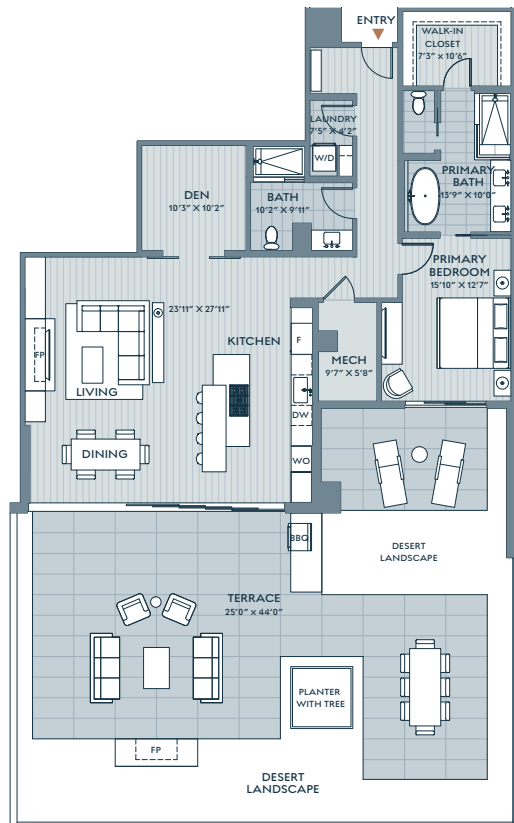
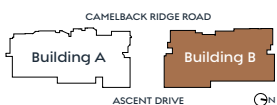
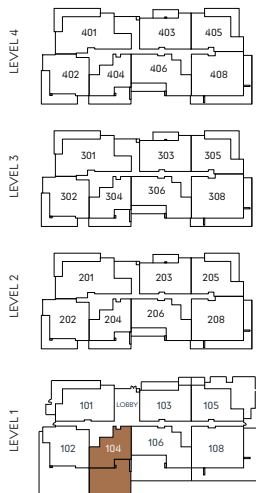
These prices are as of February 10, 2025. Please consult with an agent to obtain the most up to date pricing.

- 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.

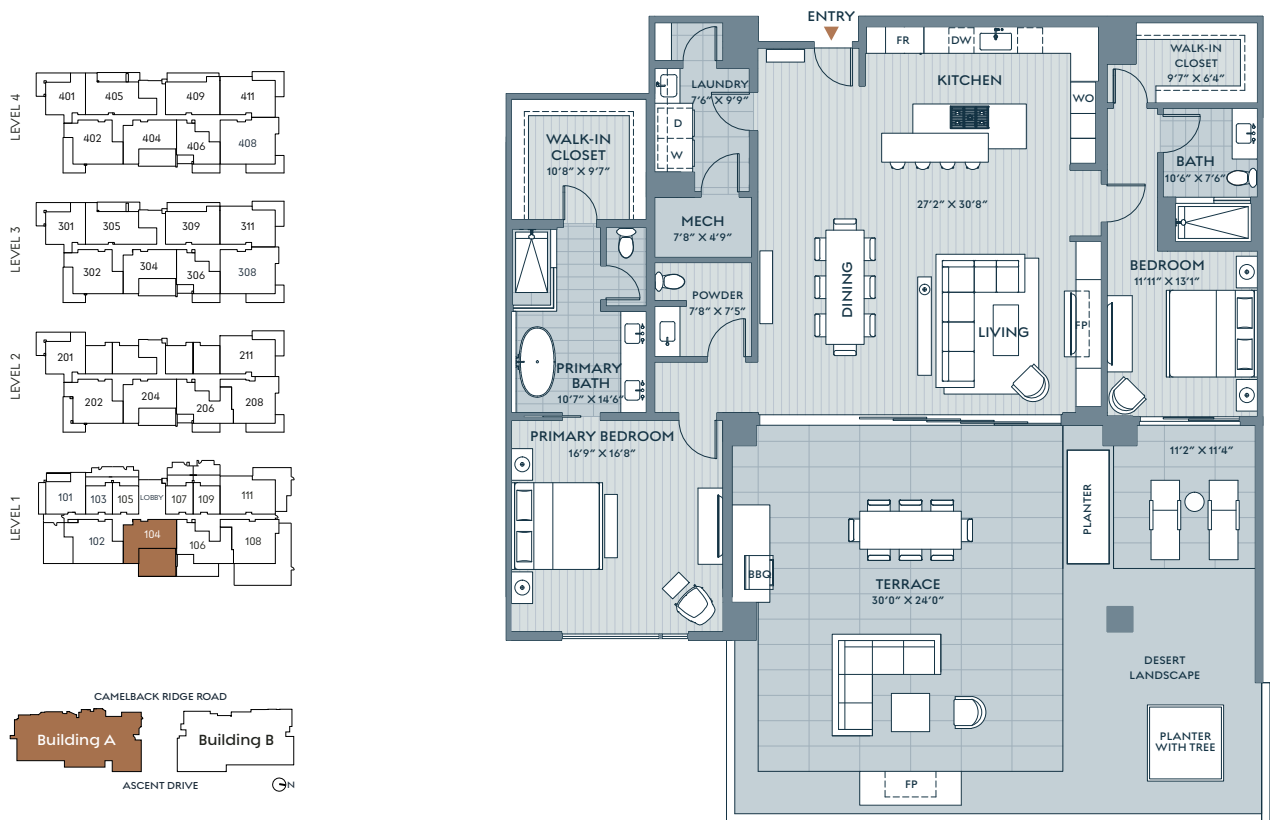


# CAMELBACK PLANS

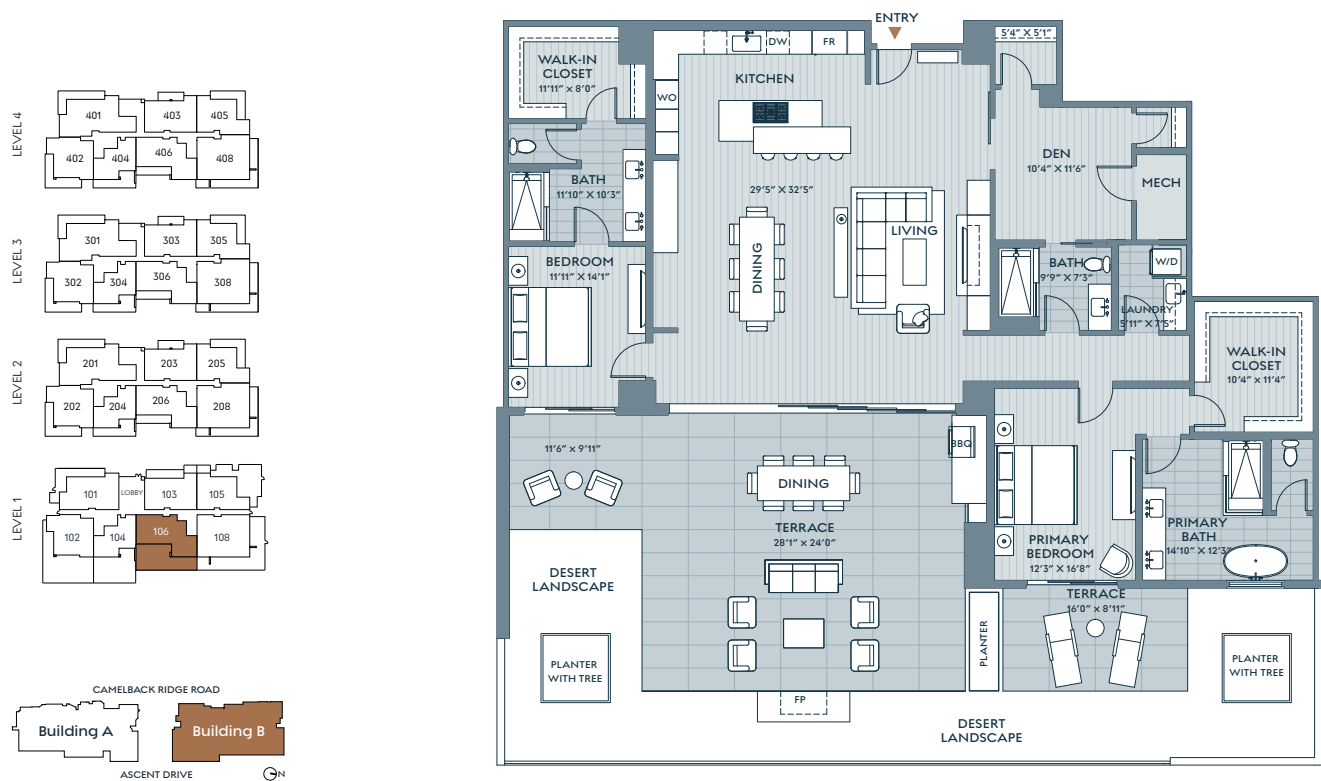
B104 | 1 Bed + Den | 2 BATH | INDOOR 1,678 SF | OUTDOOR 1,675 SF



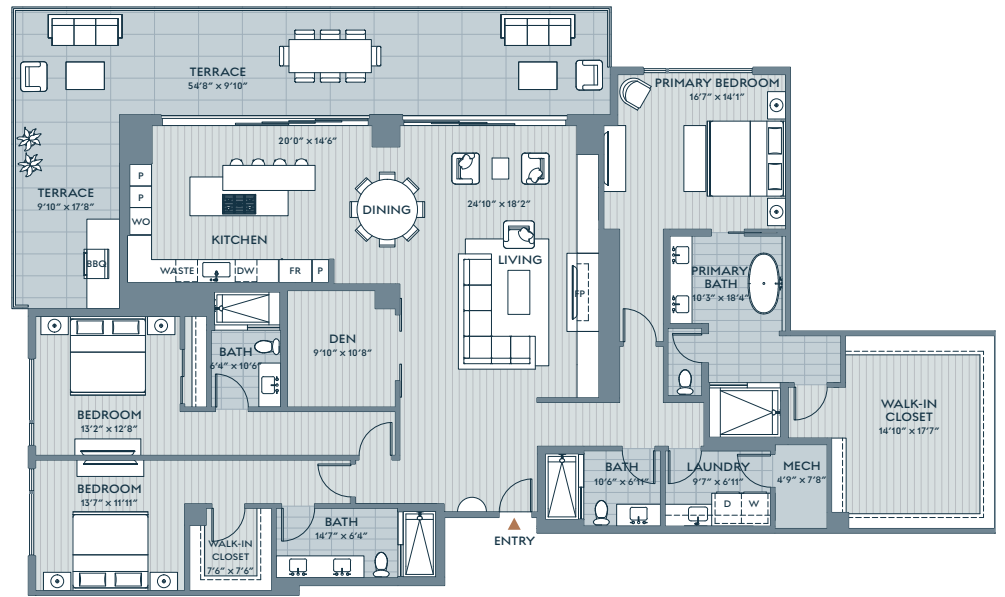
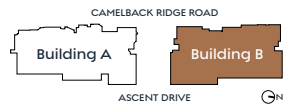
A104 | 2 Bed | 2½ BATH | INDOOR 2,157 SF | OUTDOOR 1,316 SF



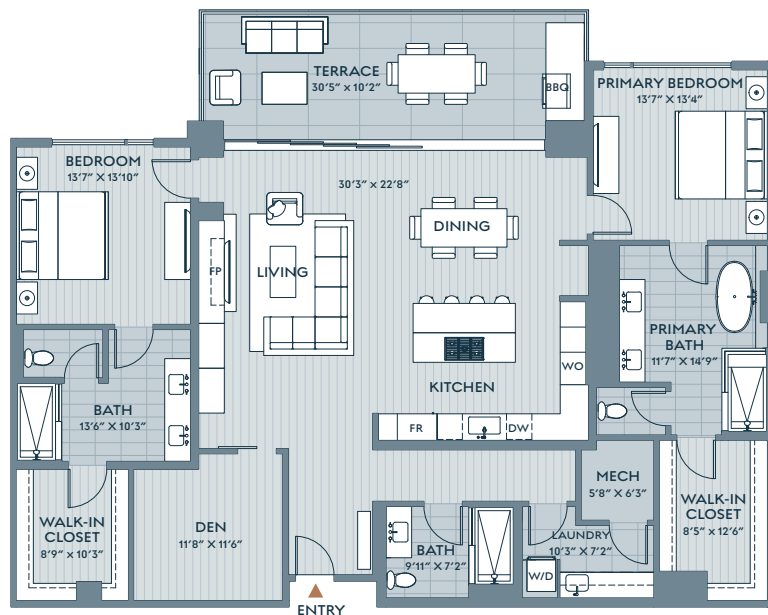
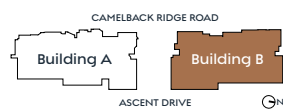
A106 | 2 Bed + Den | 3 BATH | INDOOR 2,244 SF | OUTDOOR 875 SF



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

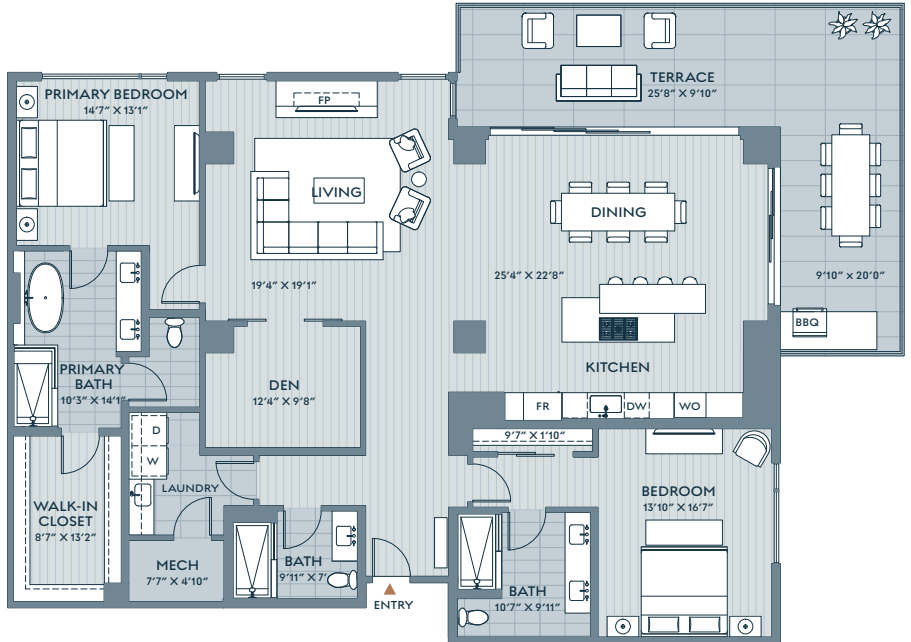
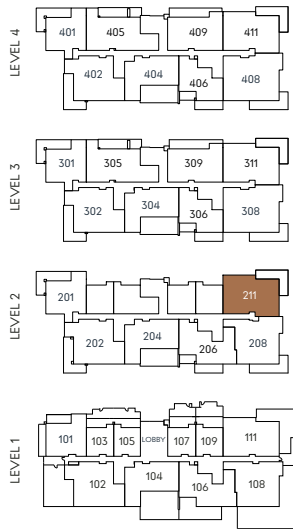


B303 | 2 Bed + Den | 3 BATH | INDOOR 2,294 SF | OUTDOOR 300 SF |

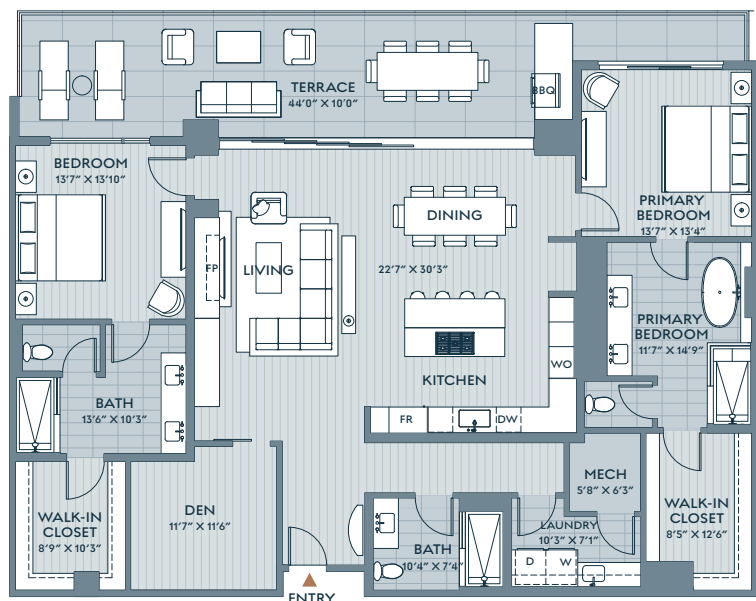
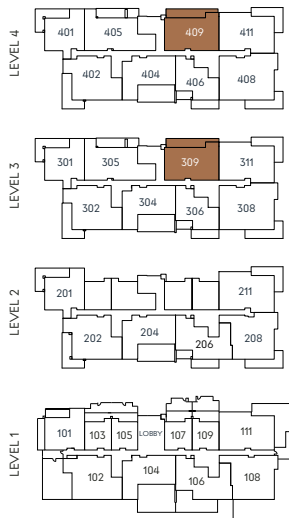


A211 | 2 Bed + Den | 3 BATH | INDOOR 2,594 SF | OUTDOOR 528 SF

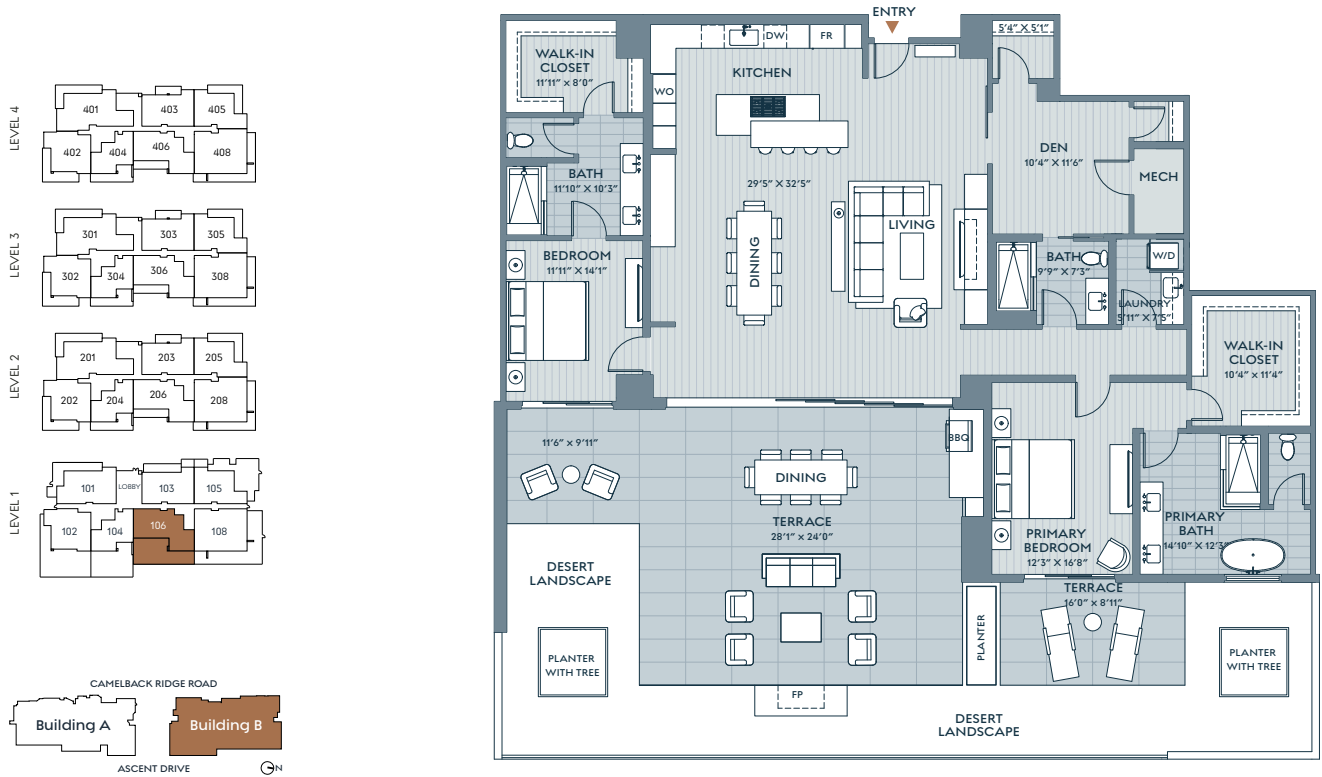
This is an ADA accessible residence. Certain modifications are made to satisfy ADA requirements. Seller may retrofit the residence with standard features upon buyer request



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

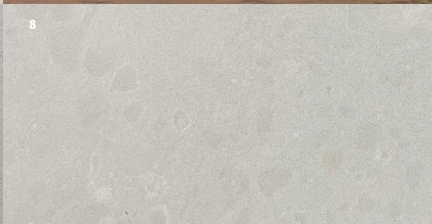
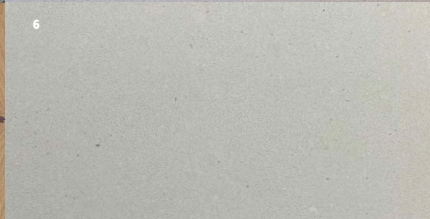


B106 | 2 Bed + Den | 3 BATH | INDOOR 2,510 SF | OUTDOOR 1,721 SF





# 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



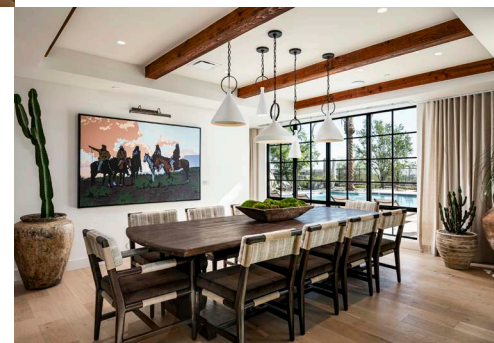
Two private rooftop terraces exclusive to Camelback Residences owners provide the height of luxury living with gathering areas furnished with soft seating and fire tables surrounded by activity lawns and 360 degree views.



# 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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