

# A

## ASCENT

AT THE PHOENICIAN®

MODEL  
**STRATUS B**

STARTING AT  
**2,954 SF**

BEDROOMS  
**2**

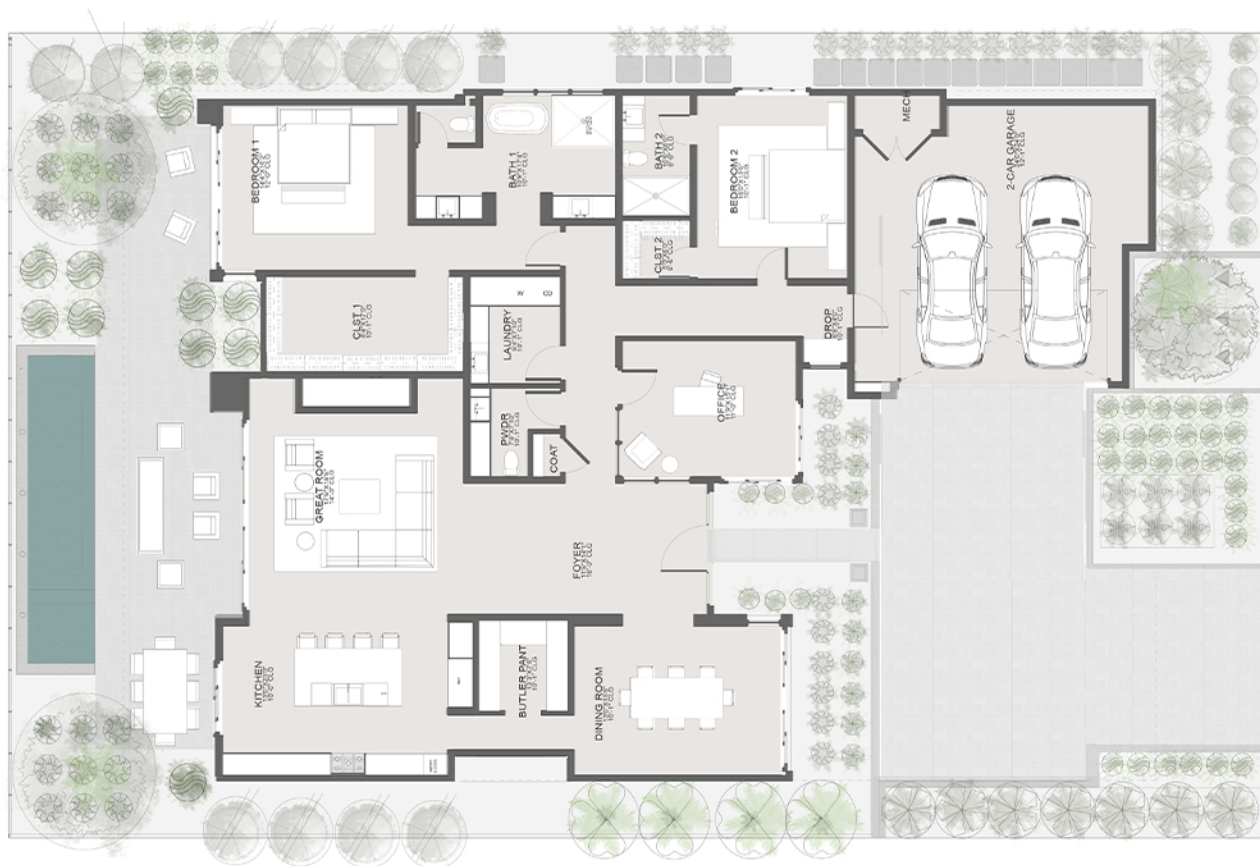
BATHROOMS  
**2.5**

Tucked into the base of Camelback Mountain, Cullum's neighborhood of homes within the Ascent community consists of 51 elevated homesites that boast expansive views and an adjacent world-famous luxury resort. These detached homes are minutes to Sky Harbor and Scottsdale airports and gated for security and privacy.

The Stratus B floor plan is 2,954 square feet of modern desert living. This home provides spectacular views and access to some of the finest resort amenities in Arizona.

**All homesites are customizable!**





2,954 Square Feet | 2 Bed/2.5 Bath  
Office | 2-Car Garage

PLAN IS FULLY CUSTOMIZABLE AND  
OPTIONS INCLUDE 2-5 BEDROOMS,  
A CASITA, AN OFFICE AND A 3-CAR GARAGE.

**SCOTT GRIGG**  
THE GRIGG'S GROUP | REALTY EXECUTIVES

480.540.5479  
AZFINEPROPERTIES@COX.NET

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. PHCN LandCo LLC uses the Phoenixian® brand name and certain Phoenixian® 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 Phoenixian® branded project or have any rights to use the Trademarks.

©2021 Cullum Homes' floor plans and elevations are copyrighted. Cullum Homes reserves the right to modify at any time the floor plans, features, specifications, and/or prices as needed to meet changing market conditions. The plans depicted in sales materials are preliminary and not intended to be used as construction documentation. Square footages for options, room dimensions, window sizes and locations, exterior fencing, gates, sidewalk and patio locations as depicted will vary depending on the lot, elevation style, and options selected. In addition, features shown in the model homes maybe upgraded and not included in the base price. See sales person for specific details. ROC #092024. Sales and Marketing provided by The Grigg's Group of Realty Executives. Subdivision Report has been received and will be provided upon request.