

Love where you work



Live where you love

S C O T T S D A L E

A photograph of a modern residential courtyard. The courtyard is paved with light-colored rectangular stones. In the center, there is a circular flower bed with red flowers and a young tree. The buildings are multi-story with red and white facades. There are tall, thin evergreen trees on either side of the courtyard. A large white outline of the word "SOHO" is overlaid on the left side of the image.

SOHO

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SOHO Scottsdale

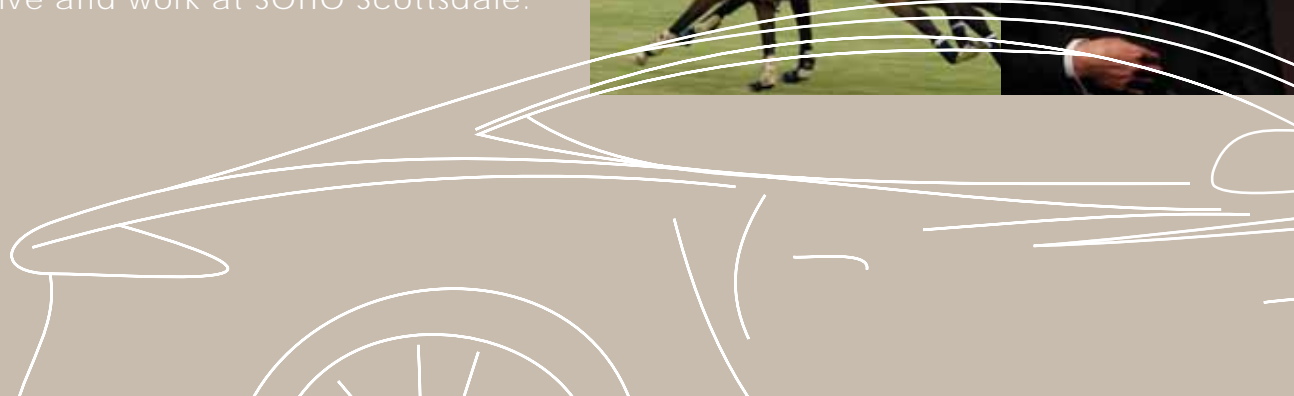
is destined to be the premier 21st century, live/work community in North Scottsdale. Designed in a collaboration between renowned architect Bing Hu and Catclat Investments, SOHO personifies the vibrant lifestyle of today's professional or entrepreneur. The unique dual zoning allows employees to work on-site, gives your clients access whenever needed and resolves the hassle of HOA and City regulations for home-based businesses. The perfect solution for individuals who want to love where they work and live where they love.

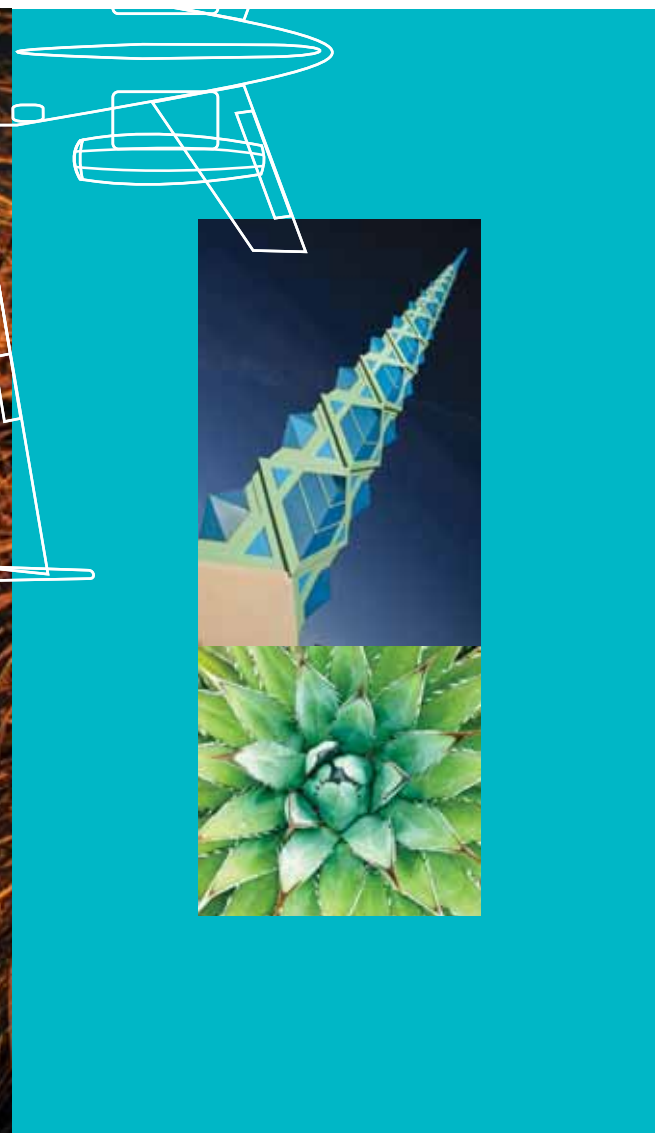


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NORTH SCOTTSDALE

This prime location makes it possible to stroll to dining and entertainment options, explore the McDowell Mountain Preserve with its 110 miles of scenic trails, as well as jetting back and forth from the Scottsdale Airport, your gateway to the world. Prestigious nearby events are celebrated throughout the year, such as The Phoenix Open, Barrett-Jackson Car Auction, polo matches, equestrian events and more. Your schedule is up to you when you live and work at SOHO Scottsdale.

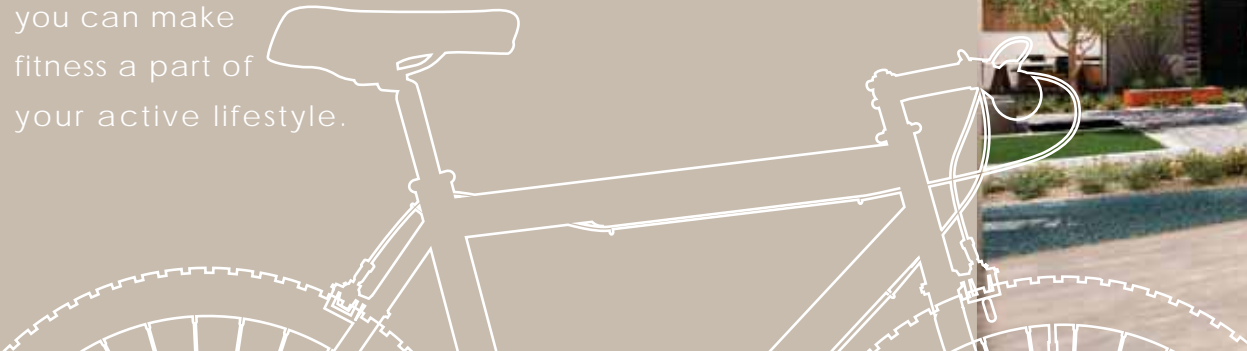




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Wake up and feel energized

with all the opportunities for a healthy lifestyle. Get ready for an invigorating run or hit the trails on your bike in the McDowell Mountain Preserve. Lace up your skates and beat the heat in the adjacent Ice Den with 3 rinks. Take a dip in the stylish SOHO pool. Spa treatments, yoga classes, martial arts and more abound in this special part of North Scottsdale. When you live, work and play at SOHO Scottsdale, you can make fitness a part of your active lifestyle.





SOHO Scottsdale is alive with a true sense of place through tailored retail shops that are certain to fit your needs. A selection of spots to tantalize your palate, compliment your busy schedule and offer greater flexibility and freedom to your life. Imagine the convenience of on-site services such as a coffee bar and pastry shop mere steps away. It all adds up to a most welcoming environment. We call it SOHO Scottsdale.

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-0:60

Envision a morning commute **of less than a minute** to the high-tech environment of your impressive, ground level office located below your private luxury residence. It is ideal for entrepreneurs and forward thinking executives, virtually any person looking for the perfect environment for their home based-business. At SOHO Scottsdale, you can walk downstairs to your office or enjoy the vibrant atmosphere of the on-site executive suites, conducive for collaboration. The executive club comes with benefits usually reserved for large companies, including concierge and administrative services offering a higher level of professionalism for the small business executive.

From your rooftop retreat, the city lies shimmering at your feet. You head downstairs to work, so why not head upstairs for happy hour? From sunrise to sunset, this is your private retreat to take it all in. Soak in your hot tub after a mountain bike ride. Greet the day with an al fresco breakfast. Tend to your private garden. Ascend to your tranquility base whenever the mood strikes you. This is your private summit when you live at SOHO Scottsdale.



SOHO Scottsdale employs the latest technological underpinnings built into the entire community. This technology is designed to enhance and advance your work environment effortlessly and intuitively via automation, which allows you to control all aspects of your home and office from your personal devices. Turn up your air conditioning from across town, switch on your lights before you arrive home or view every room while you are away so you feel secure. You are wired in throughout the community and beyond with peace of mind. Living at SOHO Scottsdale means that you are the master of your domain worldwide thanks to our state-of-the-art technology.

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As spectacular

as the amenities are throughout the SOHO community, the views are equally breathtaking. Along with these views, you will appreciate the quality, the craftsmanship, and the attention to detail that are evident in every room. Work through lunch at the local bistro. Celebrate a productive day with a private dinner for two, delivered fresh to your home. This life is a reality for the fortunate few who call SOHO Scottsdale their home.



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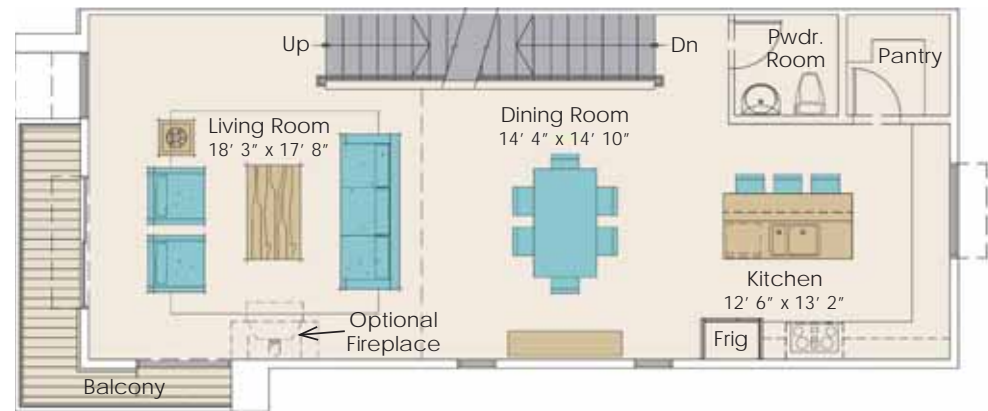
The Renoir TOWNHOME 2,373 S.F.

Plan A

3 Story, 2 Bedrooms, 2 Baths + Powder Room, Great Room, Home Office, Balcony, 2 Car Garage, Rooftop Deck

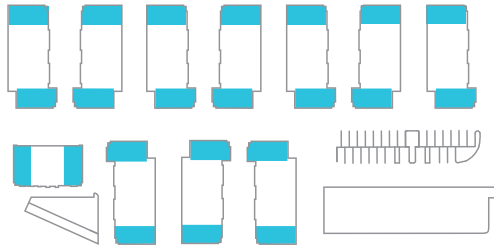


First Floor



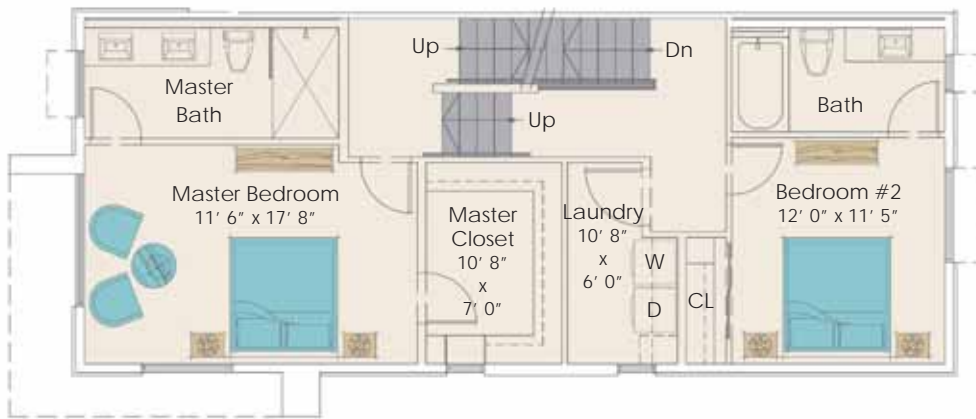
Second Floor

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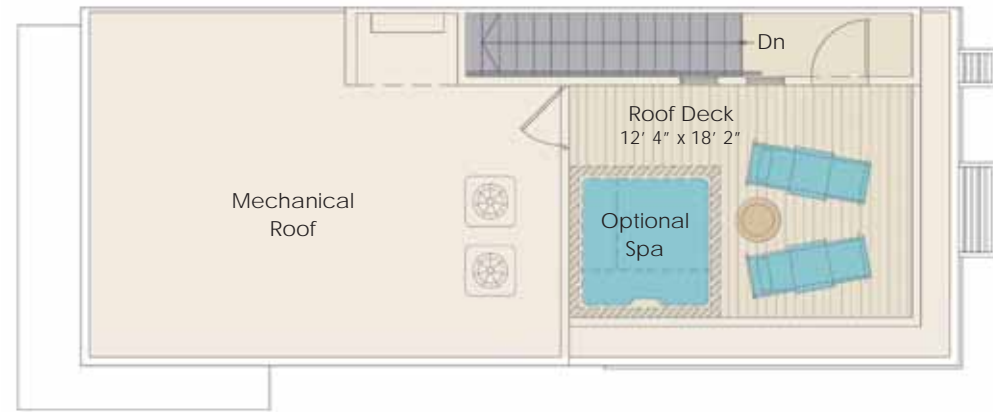


The Renoir Plan A

TOWNHOME



Third Floor



Rooftop Deck

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You are not dreaming –

you are waking up in the lap of luxury. Your home is so luxurious, you may never want to leave your residence. It is that special. No creature comfort has been overlooked. The impressive views are spectacular and every morning you can sleep a little later knowing you only have mere moments to arrive at work in your downstairs office.



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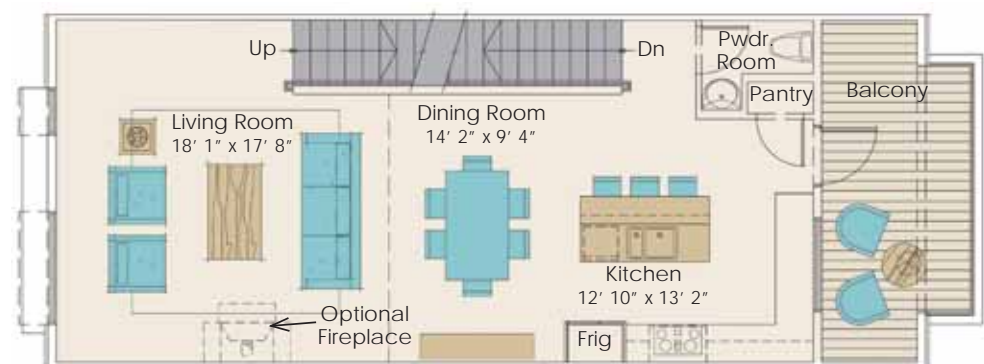
The Dali TOWNHOME 2,243 S.F

Plan B

3 Story, 2 Bedrooms, 2 Baths + Powder Room, Great Room, Balcony, Home Office, 2 Car Garage, Rooftop Deck

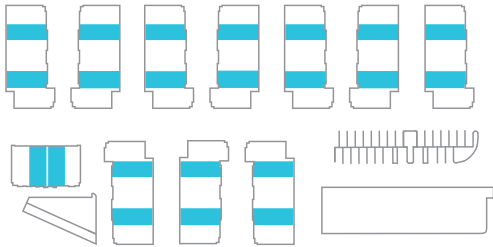


First Floor



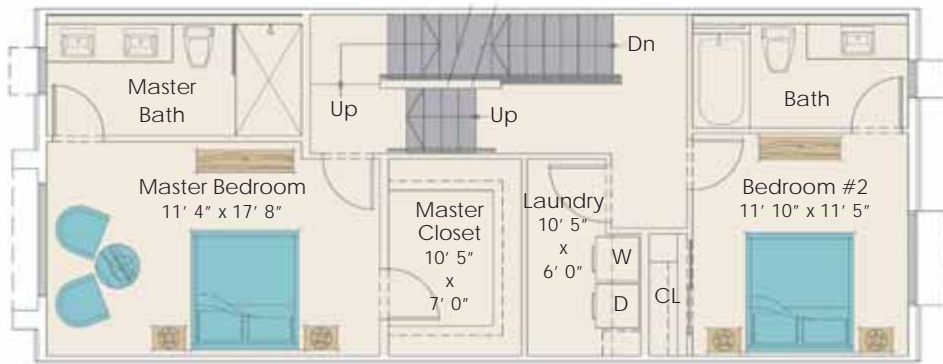
Second Floor

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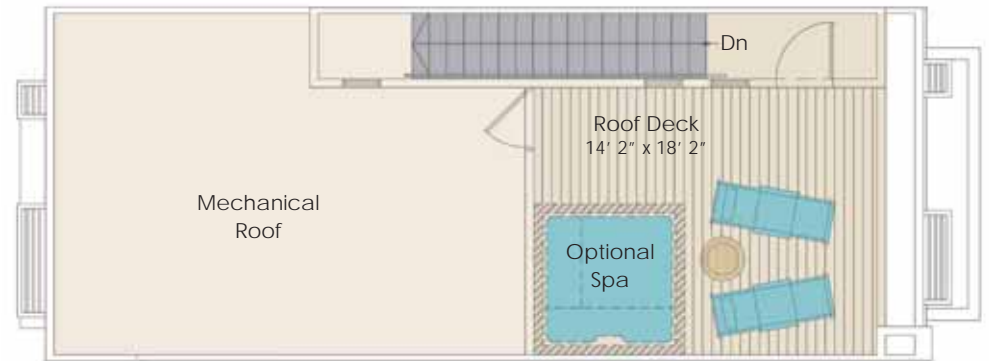


The Dali Plan B

TOWNHOME



Third Floor



Rooftop Deck

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Your good taste shows

at SOHO. Kitchens are stylish, functional and deliciously designed with the latest top-of-the-line features so you can entertain in style. Savor the pleasure of having everything you want, right where you want it. Although alternative dining options are plentiful at SOHO Scottsdale, it is nice to know that you have such a delightful domain in which to prepare your favorite dishes to enjoy inside or on your rooftop deck.

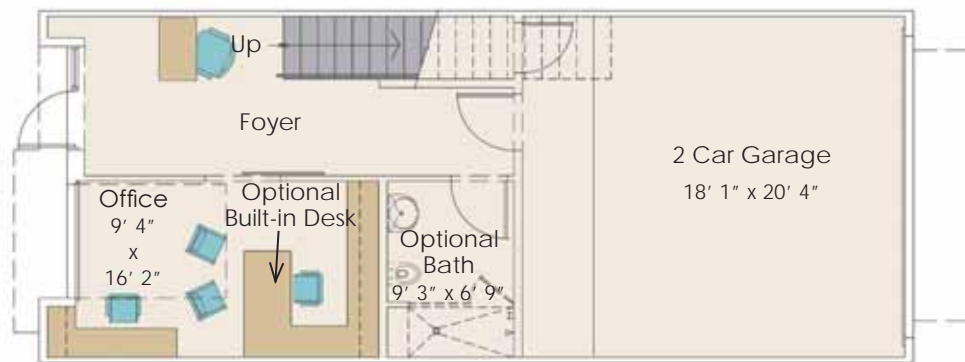


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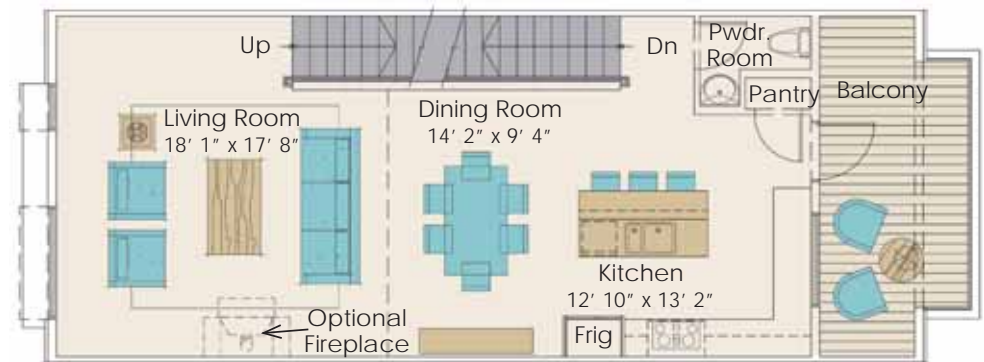
The Rembrandt TOWNHOME 3,094 S.F.

Plan C

4 Story, 3 Bedrooms, 3 Baths + Powder Room, Great Room, Loft Den, Large Balcony, Home Office, 2 Car Garage, Rooftop Deck

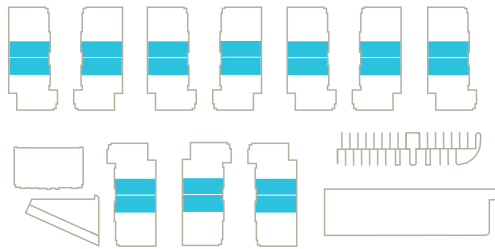


First Floor



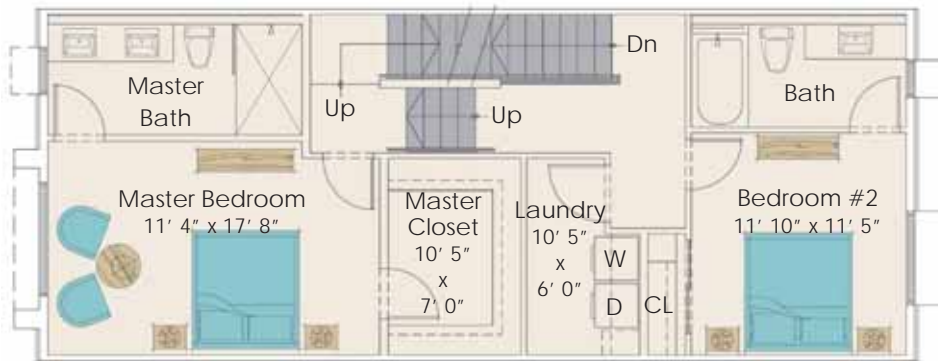
Second Floor

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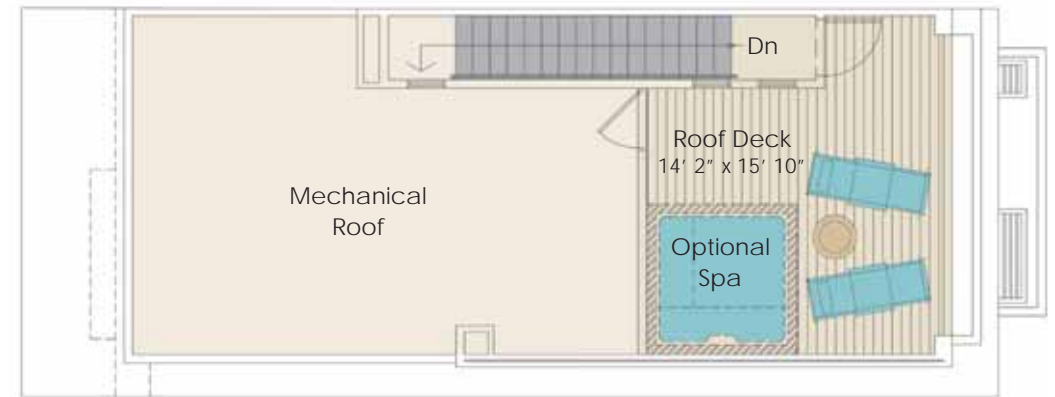


The Rembrandt Plan C

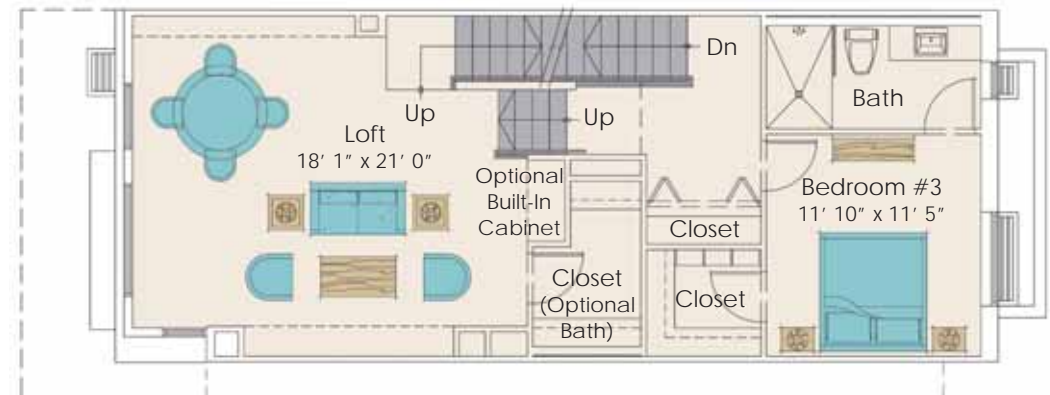
TOWNHOME



Third Floor



Rooftop Deck



Fourth Floor

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The lofts

at SOHO Scottsdale will live up to your loftiest expectations. These spacious floor plans allow for single-level living and are ideal for those who want to live the SOHO lifestyle without the need for a ground floor office suite.

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Views abound as you survey the landscape from the serene comfort of your generous balcony. The open ceiling adds an inspiring post-modern industrial look to the space.



Unit 2A/3A

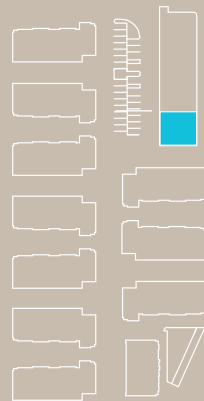
The Monet

LOFT

Unit 2A/3A

2,004 S.F.

2 Bedrooms + Den,
2 Baths + Powder Room,
Great Room, Balcony
Laundry Room,
Balcony, Oversized Deck,
Semi-Private Elevator Entry



Unit 2B/3B

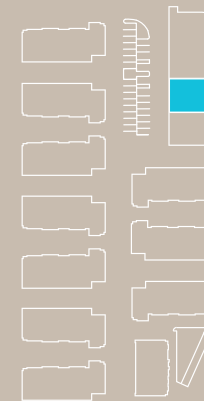
The Matisse

LOFT

Unit 2B/3B

2,365 S.F.

2 Bedrooms + Den,
2 Baths + Powder Room,
Great Room, Balcony
Laundry Room,
Balcony, Oversized Deck,
Semi-Private Elevator Entry





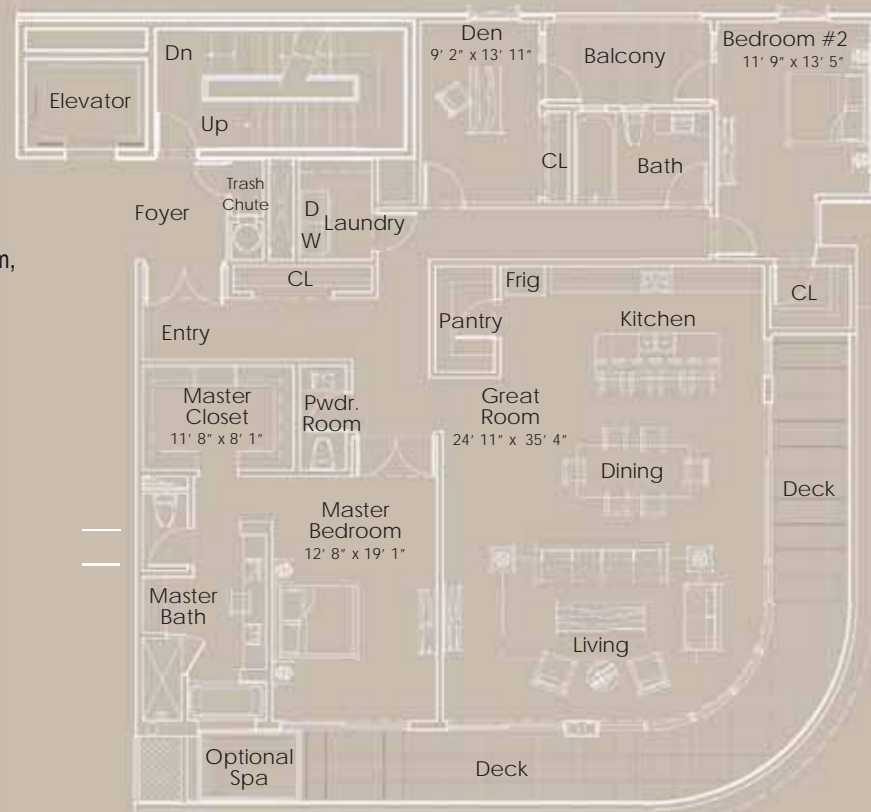
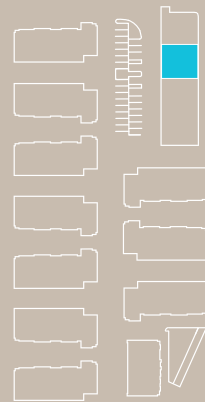
Unit 2C/3C

The Picasso

LOFT
Unit 2C/3C

2,365 S.F.

2 Bedrooms + Den,
2 Baths + Powder Room,
Great Room,
Laundry Room,
Oversized Deck,
Balcony,
Semi-Private
Elevator Entry



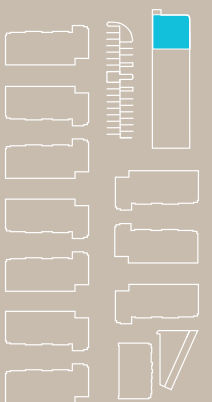
Unit 2D/3D

The Michelangelo

LOFT
Unit 2D/3D

2,458 S.F.

2 Bedrooms + Den,
2 Baths + Powder Room,
Great Room,
Laundry Room,
Oversized Corner Deck,
Balcony,
Semi-Private
Elevator Entry



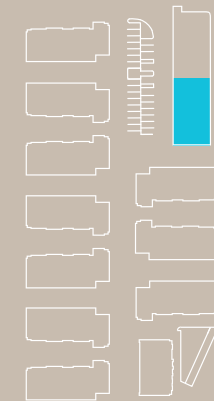
The Da Vinci

LOFT

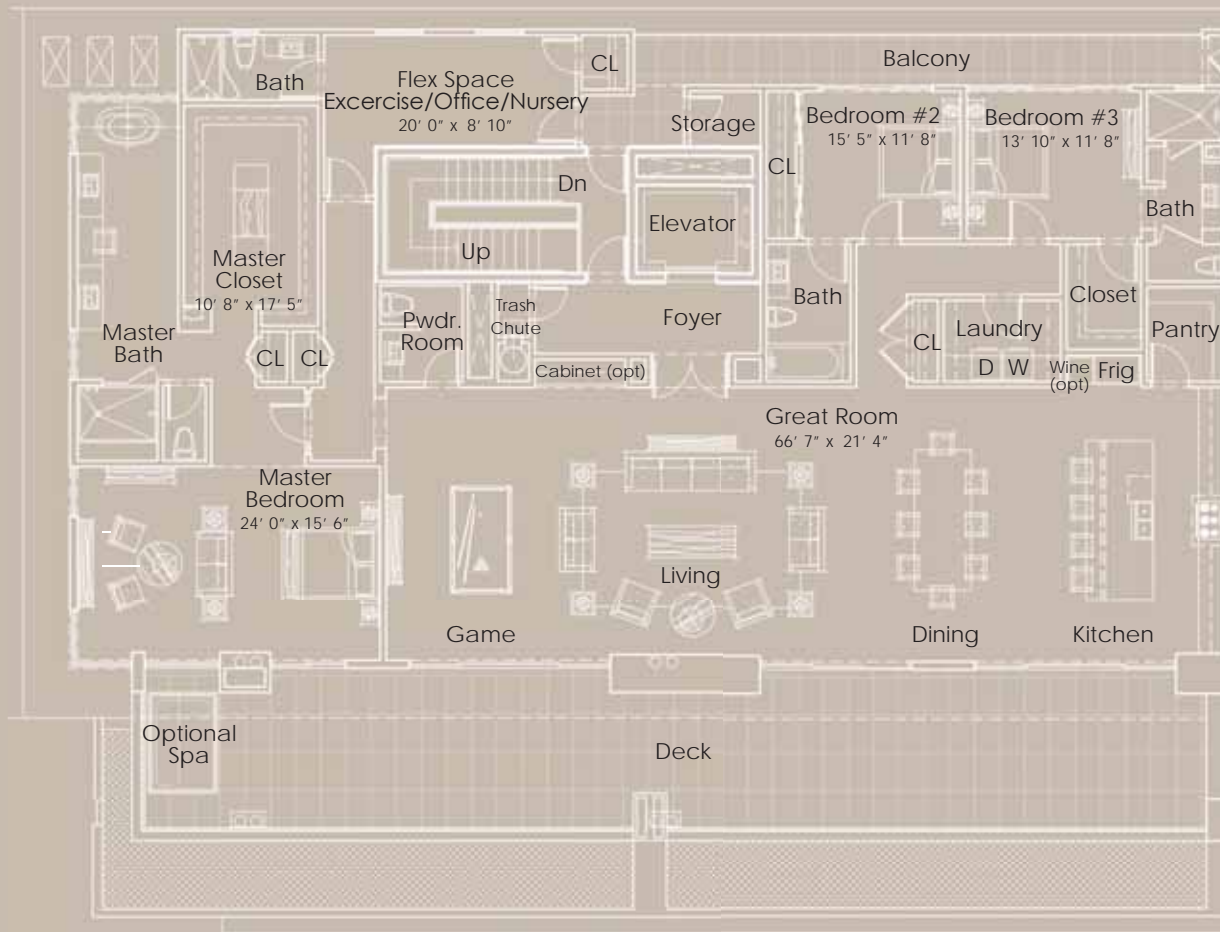
Unit 4A

3,949 S.F.

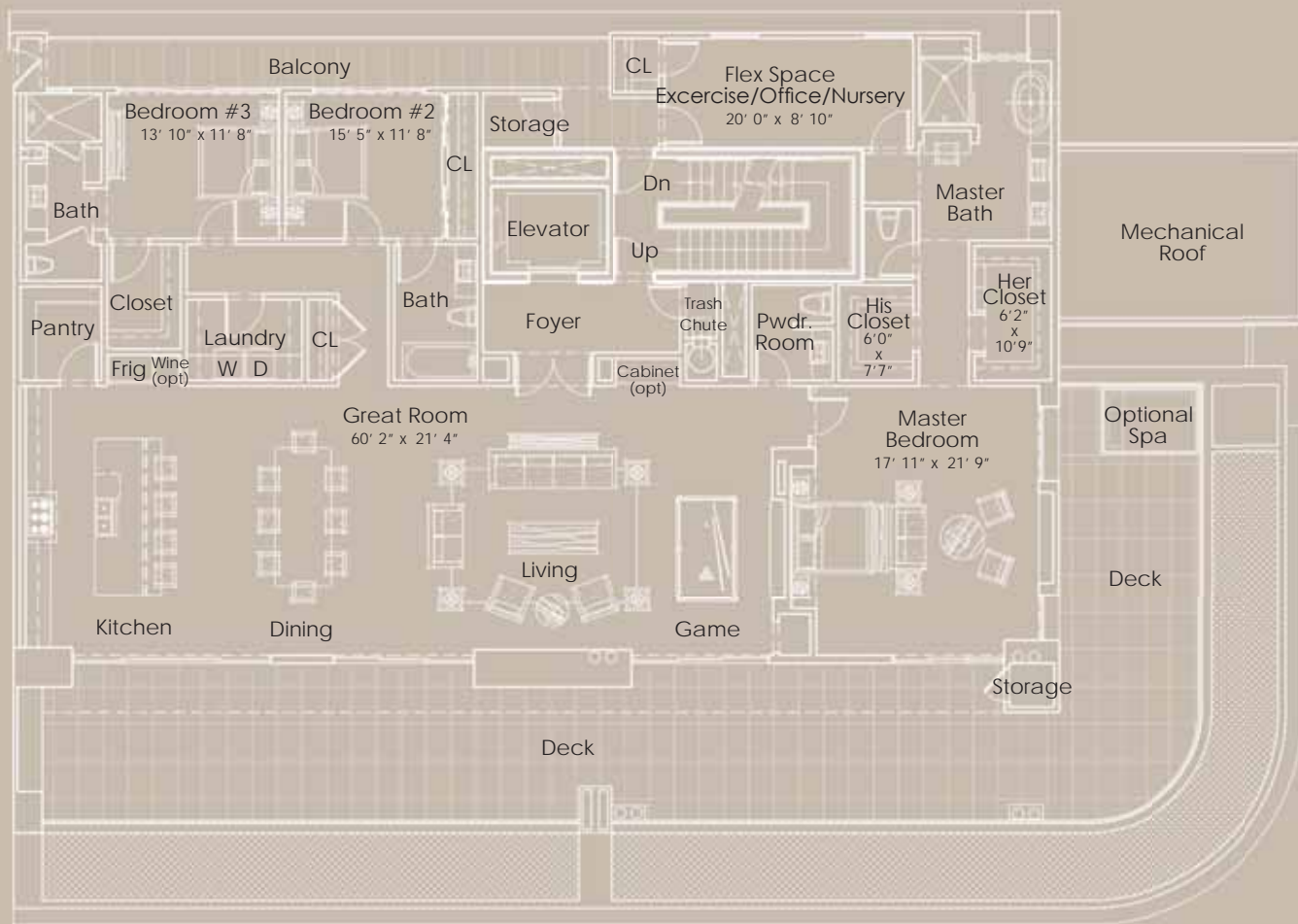
3 Bedrooms (Dual Masters),
Flex Space,
4 Baths + Powder Room,
Oversized Great Room,
Balcony, Large Deck,
Private Elevator Entry



Unit 4A



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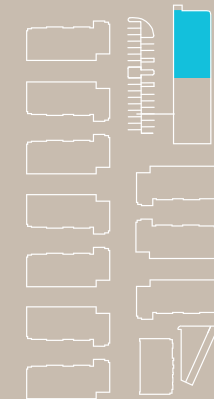
The Erte

LOFT

Unit 4B

3,548 S.F.

3 Bedrooms (Dual Masters),
Flex Space,
3 Baths + Powder Room,
Oversized Great Room,
Balcony, Large Corner Deck,
Private Elevator Entry



Unit 4B

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Floor to ceiling glass walls let you enjoy twinkling city lights from your owner suite. Greet the day with your morning coffee as you take in the panoramic views.

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Special Features

At A Glance

- Breathtaking, contemporary architectural exterior
- Exclusive live/work townhome, loft, and retail community
- Unique live/work environment where your office is just steps away
- Expansive McDowell Mountain views from third and fourth floors
- Publicly accessible office in all townhomes that completely open onto an elegant courtyard
- Private two-car garage on the ground level of each townhome with direct entry
- Each townhome features a private rooftop deck
- Private consultation with interior designer to select home finishes

Quality Construction

- Double wall between homes offering superior sound attenuation
- Pre-wiring for security system, surround sound, and Smart Home wiring throughout each home
- Low-e tinted dual pane windows

- Copper wiring for all 110V circuits
- Energy efficient air conditioning with digital thermostats
- Energy efficient tankless gas water heater
- Pre-plumbed for soft water loop

Technology

Smart home capable which allows you to integrate all your home systems and operate remotely from your smartphone (base wiring provided).

Technology Upgrade Options:

- Control remotely: thermostat, alarm, garage doors, lock/unlock doors, wine room temperature, lights, shades, and much more
- Audio/video system availability for townhomes/lofts
- Cameras/video surveillance with remote viewing
- Surround sound stereo system
- Biometric keyless entry
- Touchpanel wall or tabletop

Interior Features

- Skylight in top floor of townhomes, except end units, which have side windows
- Hardwood flooring on main floor of townhomes
- Decora Rocker light switches
- Plush carpet with upgraded padding in bedrooms
- Ceramic tile in bathrooms
- Full Kohler plumbing package throughout the townhome

A Kitchen To Call Home

- Superior wood kitchen cabinetry with multiple style and color options
- Bosch Stainless Steel appliances
- Large, double under mount Stainless Steel sink with garbage disposal
- Granite countertops

Owners Suite

- Fully tiled, extra-large walk-in shower
- Large vanity counter top with double sinks
- Walk-in closets

Other Highlights

- Walking distance to restaurants and retail
- Pool/spa on premises
- Walk to recreational amenities
- Hike/bike McDowell Mountains, minutes away

Optional Upgrades

Buyers have the opportunity to customize their home if they sign a contract before their home is built:

- Solar panels
- Wine cooler room
- Fireplace in Living Room
- Rooftop Spa (*Townhome option*)
- Alternate hardwood or tile flooring (*Townhome option*)
- Alternate carpet options
- Caesarstone countertops
- Alternate color or style of cabinets

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SCOTTSDALE

For Sales Information, contact:

SOHO Scottsdale A Catclar Investments Development

16621 N. 91ST ST, SUITE 101, Scottsdale, AZ 85260

Phone: 480 473 3700 Toll Free: 888 959 SOHO (7646) FAX: 480 473 3716

E-mail: info@sohoscottsdale.com

SOHO Scottsdale is thoughtfully designed from the ground up to satisfy the demanding lifestyle of the 21st century professional. The developer is Catclar Investments LLC, founded by Irene Catsibris Clary, a visionary with over 30 years' experience with developments in the US and Canada. Catclar's developments are environmentally friendly and tailored to enhance the surrounding communities.



No offer to sell may be made and no offer to purchase may be accepted before issuance of an Arizona Public Report. ARS 32-2183.01