



<b>County:</b>	Yavapai	<b>Aprx SqFt:</b>	2,437	<b>WH Gallons:</b>	
<b>Incorp Area:</b>	No	<b>Total Liveable SqFt:</b>	2,437	<b>Zoning:</b>	SFR
<b>Subdivision:</b>	Whispering Canyon	<b>LP/SqFt:</b>	\$369	<b>Occupancy:</b>	Vacant
<b>Lot #:</b>	250	<b>Phase:</b>	Phase 7	<b>Total Parking:</b>	3
<b>Lot Size:</b>	22970	<b>Residential Type:</b>	Site Built Single Family	<b>Total Garage:</b>	3
<b>Tax Parcel:</b>	306-50-304	<b>Stories:</b>	1	<b>RV Gar/Pkng:</b>	No
<b>Additional Parcel Numbers:</b>	No	<b>Bedrooms:</b>	3	<b>Garage Att/Det:</b>	3/0
<b>Aprx Acres:</b>	0.53	<b>Bedrooms Possible:</b>		<b>Carport Att/Det:</b>	0/0
<b>Year Built:</b>	2026	<b>Split:</b>	Yes	<b>Source of Measurement:</b>	Builder Plans
<b>Res. Status:</b>	Under Construction	<b>Irrig Rghts:</b>	No	<b>Listing Type:</b>	Exclusive Right to Sell
		<b>Tot Baths:</b>	4	<b>Lockbox:</b>	None
		<b>Full-3/4-1/2:</b>	1-2-1		

Legal: LOT 250 WHISPERING CANYON PHASE 7

<b>REO/Short Sale:</b>	Not Applicable	<b>Home Warranty:</b>	None	<b>Owner Name:</b>	Copper Tree Construction Group LLC
<b>Age Restrictions Y/N:</b>	No	<b>Solar Y/N:</b>	No	<b>Builder Name:</b>	Copper Tree Construction
<b>Auction:</b>		<b>Taxes:</b>	\$572	<b>Plan Type:</b>	2437B
<b>HOA Y/N:</b>	Yes   Type: Homeowners	<b>Tax Year:</b>	2025	<b>Land Lease Y/N:</b>	No
<b>HOA Dues/Frequency:</b>	\$96.25/Quarterly				
<b>HOA Phone:</b>	928-776-4479				

**Interior Features:** Counters-Solid Srfc; Data Wiring; Eat-in Kitchen; Fireplace-Gas; Garage Door Opener(s); Granite Counters; Kitchen Island; Live on One Level; Master On Main; Raised Ceilings 9+ft; Smoke Detector(s); Walk-In Closet(s); Wash/Dry Connection; Wet Bar  
**Exterior Features:** Driveway-Paver; Level Entry; Native Species; Patio - Covered; Porch - Covered; Screens/Sun Screens; Storm Gutters

<b>Style:</b> Contemporary	<b>Construction:</b> Frame - Wood; New Construction; Stone; Stucco
<b>Heating:</b> Electric; Forced Air	<b>Window/Coverings:</b> Double Pane Windows; Screens
<b>Cooling:</b> Central Air	<b>Topo/Location:</b> Juniper/Pinon; Level; Views
<b>Foundation/Basement:</b> Found - Slab	<b>Road Frontage Type:</b> Other
<b>Flooring:</b> Carpet; Tile	<b>Road Surface Type:</b> Paved
<b>Roof:</b> Concrete Tile	<b>Road Responsibility:</b> Subdivision Maintained Road
<b>Views:</b> Juniper/Pinon; Mountain(s)	<b>Pets/Animals:</b> Domestic
<b>Appliances:</b> Built-In Electric Oven; Dishwasher; Disposal; Gas Cooktop; Microwave; Oven	<b>Other Rooms:</b> In-Law Suite; Laundry Room; Office
<b>Water Heater:</b> Electric	<b>Possession:</b> At Recordation
<b>Records Available:</b> None	<b>Terms &amp; Conditions:</b> 1031 Exchange; Cash; Conventional
<b>Utilities Installed:</b> 220; Electricity; Propane; Telephone; Underground; Water - Private Co; WWT - Private Sewer	
<b>Subdivision Features:</b> None	

**Directions:** North on Williamson Valley, left on Whispering Canyon, go straight past the stop sign to left on Vesta to Lot Sign. Model home is at 12553 Jocelyn.  
**Remarks:** ONLY 10% DOWN needed for this new spec home under construction in Whispering Canyon offers stunning mtn views, spacious 1/2-acre+ lots, beautiful piñon oaks, rolling topography, and backs HOA-owned land, creating a serene and scenic setting. Multi-generational floor plan features great room with vaulted ceiling, fireplace, and neutral, light laminate flooring. Kitchen features shaker white birch cabinetry, granite, tile backsplash, recessed lighting, & brushed nickel finishes. Bosch 36" gas cooktop. Third bedroom boasts a kitchenette with a sink and an area for a mini fridge & microwave, offering added convenience & flexibility for guests or multi-generational living. BONUS... a 3-car tandem garage. Estimated completion Summer 2026.  
**Realtor Only:** Agent must be present on first visit to register their buyers. Taxes have not been assessed by the county. See website www.whisperingcanyon.com for public report and CC&R's. Model home is at 12553 Jocelyn open 11-4, 7 days a week. Builder contract to be used.  
**Showing Instructions:** Go to the model 12553 Jocelyn.  
**Showing Requirements:** How to Show: Go to Model 12553 Jocelyn

<b>Listing Date:</b>	11/24/2025	<b>Expiration Date:</b>	11/20/2026	<b>Listing Price:</b>	\$899,900
<b>Status Change Date:</b>	11/24/2025	<b>Possession:</b>	At Recordation	<b>Cumulative Days on Market:</b>	389
<b>Original List Price:</b>	\$899,900			<b>Agent Days on Market:</b>	389
<b>Seller Concessions Y/N:</b>					