



County:	Yavapai	Aprx SqFt:	2,315	WH Gallons:	
Incorp Area:	No	Total Liveable SqFt:	2,315	Zoning:	SFR
Subdivision:	Whispering Canyon	LP/SqFt:	\$346	Occupancy:	Vacant
Lot #:	252	Phase:	7	Total Parking:	3
Lot Size:	33689	Residential Type:	Site Built Single Family	Total Garage:	3
Tax Parcel:	306-50-306	Stories:	1	RV Gar/Pkng:	
Additional Parcel Numbers:	No	Bedrooms:	3	Garage Att/Det:	3/0
Aprx Acres:	0.77	Bedrooms Possible:		Carpport Att/Det:	0/0
Year Built:	2026	Split:	Yes	Source of Measurement:	Builder Plans
Res. Status:	Under Construction	Tot Baths:	3	Listing Type:	Exclusive Right to Sell
		Full-3/4-1/2:	1-1-1	Lockbox:	None

Legal: LOT 252 WHISPERING CANYON PHASE 7

REO/Short Sale:	Not Applicable	Home Warranty:	None	Owner Name:	COPPER TREE CONSTRUCTION GROUP LLC
Age Restrictions Y/N:	No	Solar Y/N:	No	Builder Name:	Copper Tree Construction
Auction:		Taxes:	\$103	Plan Type:	2315 FLB
HOA Y/N:	Yes Type: Homeowners	Tax Year:	2023	Land Lease Y/N:	No
HOA Dues/Frequency:	\$96.25/Quarterly				
HOA Phone:	928-776-4479				

Interior Features: Fireplace-Gas; Garage Door Opener(s); Granite Counters; Kitchen Island; Liv/Din Combo; Live on One Level; Master On Main; Raised Ceilings 9+ft; Smoke Detector(s); Wash/Dry Connection
Exterior Features: Driveway-Paver; Level Entry; Native Species; Patio - Covered; Porch - Covered; Screens/Sun Screens; Sprinkler/Drip; Storm Gutters

Style: Contemporary	Construction: Frame - Wood; New Construction; Stone; Stucco
Heating: Electric; Forced Air	Window/Coverings: Double Pane Windows; Screens
Cooling: Central Air	Topo/Location: Cul-De-Sac; Juniper/Pinon
Foundation/Basement: Found - Slab	Road Frontage Type: Other
Flooring: Carpet; Tile	Road Surface Type: Paved
Roof: Concrete Tile	Road Responsibility: Subdivision Maintained Road
Views: Juniper/Pinon	Pets/Animals: Domestic
Appliances: Built-In Electric Oven; Dishwasher; Disposal; Gas Cooktop; Microwave; Oven	Other Rooms: Great Room; Laundry Room; Office
Water Heater: Electric	Possession: At Recordation
Records Available: None	Terms & Conditions: 1031 Exchange; Cash; Conventional
Utilities Installed: 220; Electricity; Propane; Telephone; Underground; Water - Private Co; WWT - Private Sewer	
Subdivision Features: 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 for this under construction spec home in Whispering Canyon w/ mountain views, pinon oaks, & rolling topography on .77 acres backing HOA greenbelt. Great price includes option upgrades: Bosch appliances, fireplace, butler's pantry, & propane. This plan offers great room open concept design w/ coffered ceiling for architectural interest, fireplace, and sliding door series for easy patio access. Highly upgraded kitchen cabinets, granite counters, & s/s Bosch appliances including a five burner gas cooktop, built in oven, lots of cabinetry storage, and an upgraded butler's pantry area. Split floor plan w/ 3 bedrooms+ an office. Primary en suite has walk in closet, bathroom featuring walk in shower, dual sinks, & linen closet. Still time to make your interior selections. Est Completion late 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 Road. Est completion 10 months. Builder contract to be used.

Showing Instructions: Go to the model 12553 Jocelyn		Showing Requirements: Sign on Property; How to Show: Go to the model 12553 Jocelyn	
Listing Date:	04/27/2025	Expiration Date:	03/03/2027
Status Change Date:	04/27/2025	Possession:	At Recordation
Original List Price:	\$789,500	Listing Price:	\$799,900
Seller Concessions Y/N:		Cumulative Days on Market:	388
		Agent Days on Market:	388