



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 #:	259	Phase:	7	Total Parking:	3
Lot Size:	24196	Residential Type:	Site Built Single Family	Total Garage:	3
Tax Parcel:	306-50-313	Stories:	1	RV Gar/Pkng:	
Additional Parcel Numbers:	No	Bedrooms:	3	Garage Att/Det:	3/0
Aprx Acres:	0.56	Bedrooms Possible:		Carport Att/Det:	0/0
Year Built:	2026	Split:	Yes	Source of Measurement:	Builder Plans
Res. Status:	Existing	Tot Baths:	3	Listing Type:	Exclusive Right to Sell
		Full-3/4-1/2:	1-1-1	Lockbox:	None

Legal: LOT 259 WHISPERING CANYON PHASE 7

REO/Short Sale:	Not Applicable	Home Warranty:	Contractor	Owner Name:	COPPER TREE CONSTRUCTION GROUP LLC
Age Restrictions Y/N:	No	Solar Y/N:	No	Builder Name:	Copper Tree Construction
Auction:		Taxes:		Plan Type:	2315 SLB
HOA Y/N:	Yes Type: Homeowners	Tax Year:	2025	Land Lease Y/N:	No
HOA Dues/Frequency:	\$96.25/Quarterly	Assessments/Frequency:	\$572		
HOA Phone:	928-776-4479				

Interior Features: Counters-Solid Srfc; Data Wiring; Fireplace-Gas; Garage Door Opener(s); Granite Counters; Kitchen Island; Liv/Din Combo; Live on One Level; Master On Main; Pantry; Raised Ceilings 9+ft; Smoke Detector(s); Wash/Dry Connection
Exterior Features: Driveway-Paver; Landscaping-Front; Level Entry; Native Species; Patio - Covered; Porch - Covered; Screens/Sun Screens; 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: Juniper/Pinon
Foundation/Basement: Found - Slab	Road Frontage Type: Other
Flooring: Carpet; Laminate; Tile	Road Surface Type: Paved
Roof: Concrete Tile	Road Responsibility: Subdivision Maintained Road
Views: Juniper/Pinon; Mountain(s)	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: 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: Newly completed home in Whispering Canyon with mountain views on over .5 acre. This new build offers great room open concept design featuring a gas fireplace, with adjoining dining area, coffered ceiling, sliding door access to the covered patio, open kitchen w/ shaker white cabinets, upgraded Bosch appliances w/ gas cooktop and built in oven, granite counters, walk in pantry and open concept butler's pantry upgrade. Natural hue laminate flooring with 10' + ceilings add architectural interest. Split floor plan w/ 3 bedrooms & open flex room perfect for an office or den. Primary en suite w/ walk in closet, bathroom featuring walk in shower, dual sinks, & linen closet. Paver patios and driveway. Front landscaping is included.

Realtor Only: Agent must be present on first visit to register their buyers. Taxes have not been assessed by the county and are for land only. See website www.whisperingcanyon.com for public report and CC&R'S. Model home is at 12553 Jocelyn Road. Builder warranties apply.

Showing Instructions: Go to the model 12553 Jocelyn

Showing Requirements: Sign on Property; How to Show: Go to the model 12553 Jocelyn

Listing Date:	05/02/2025	Expiration Date:	03/03/2027	Listing Price:	\$799,900
Status Change Date:	05/02/2025	Possession:	At Recordation	Cumulative Days on Market:	383
Original List Price:	\$766,500			Agent Days on Market:	383
Seller Concessions Y/N:					