



County:	Yavapai	Aprx SqFt:	2,315	WH Gallons:	
Incorp Area:	No	Total Liveable SqFt:	2,315	Zoning:	SFR
Subdivision:	Whispering Canyon	LP/SqFt:	\$329	Occupancy:	Vacant
Lot #:	260	Phase:	7	Total Parking:	3
Lot Size:	22323	Residential Type:	Site Built Single Family	Total Garage:	3
Tax Parcel:	306-50-314	Stories:	1	RV Gar/Pkng:	
Additional Parcel Numbers:	No	Bedrooms:	4	Garage Att/Det:	3/0
Aprx Acres:	0.51	Bedrooms Possible:		Carport 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 260 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:	\$572	Plan Type:	2315A
HOA Y/N:	Yes Type: Homeowners	Tax Year:	2025	Land Lease Y/N:	No
HOA Dues/Frequency:	\$96.25/Quarterly				
HOA Phone:	928-776-4479				

Interior Features: Counters-Solid Srfc; Data Wiring; Garage Door Opener(s); Granite Counters; Kitchen Island; Liv/Din Combo; 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; Storm Gutters

Style: Contemporary	Construction: Frame - Wood; New Construction; Stucco
Heating: Electric; Forced Air	Window/Coverings: Double Pane Windows; Screens
Cooling: Central Air	Topo/Location: Juniper/Pinon
Foundation/Basement: Found - Slab	RV/Garage/Park: Other
Flooring: Carpet; Tile	Road Frontage Type: Other
Roof: Concrete Tile	Road Surface Type: Paved
Views: Juniper/Pinon	Road Responsibility: Other
Appliances: Cooktop; Dishwasher; Disposal; Electric Range; Microwave; Oven	Pets/Animals: Domestic
Water Heater: Electric	Other Rooms: Great Room; Laundry Room; Office
Records Available: None	Possession: At Recordation
Utilities Installed: 220; Electricity; Telephone; Water - Private Co; WWT - Private Sewer	Terms & Conditions: Cash; Conventional
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 new home/lot already under construction in Whispering Canyon, mountain views, 1/2 acre + lots, pinon oaks, & rolling topography. This plan offers great room open concept design with gas fireplace and soffited 10+ ceiling. Highly upgraded white shaker kitchen cabinets, granite counters, walk in pantry, & s/s Bosch appliances which include five burner gas cook top and built in wall oven. Island is perfect for entertaining and addtl storage. Neutral color laminate flooring in the main living areas & 10' + ceilings add architectural interest. Split floor plan w/ 4 bedrooms provides room for an office. Primary en suite has walk in closet, bathroom featuring walk in shower, dual sinks, & linen closet. Paver patios and driveway. Estimated completion is late summer 2026.

Realtor Only: Agent must be present with buyer on first visit to model to register. Taxes have not been assessed by the county. CC&Rs, public report, and floor plans available at www.whisperingcanyon.com. Est completion is 10 months. Builder contract to be used. Model home is at 12553 Jocelyn Road.

Showing Instructions: Go to the model 12553 Jocelyn

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

Listing Date:	05/03/2025	Expiration Date:	03/03/2027	Listing Price:	\$761,500
Status Change Date:	05/03/2025	Possession:	At Recordation	Cumulative Days on Market:	382
Original List Price:	\$851,900			Agent Days on Market:	382
Seller Concessions Y/N:					