



County:	Yavapai	Aprx SqFt:	2,557	WH Gallons:	
Incorp Area:	No	Total Liveable SqFt:	2,557	Zoning:	SFR
Subdivision:	Whispering Canyon	LP/SqFt:	\$313	Occupancy:	Vacant
Lot #:	261	Phase:	7	Total Parking:	3
Lot Size:	23480	Residential Type:	Site Built Single Family	Total Garage:	3
Tax Parcel:	306-50-315	Stories:	1	RV Gar/Pkng:	
Additional Parcel Numbers:	No	Bedrooms:	3	Garage Att/Det:	3/0
Aprx Acres:	0.54	Bedrooms Possible:		Carport Att/Det:	0/0
Year Built:	2026	Split:	No	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 261 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:	2557 SLA
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: Counters-Solid Srfc; Data Wiring; Garage Door Opener(s); Kitchen Island; Liv/Din Combo; Live on One Level; Master On Main; Raised Ceilings 9+ft; Walk-In Closet(s); Wash/Dry Connection
Exterior Features: Driveway-Paver; Native Species; Patio - 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	Road Frontage Type: None
Flooring: Carpet; Tile	Road Surface Type: Paved
Roof: Concrete Tile	Road Responsibility: Other
Views: Juniper/Pinon	Pets/Animals: Domestic
Appliances: Cooktop; Dishwasher; Electric Range; Microwave; Oven	Other Rooms: Laundry Room; Office; Potential Bedroom
Water Heater: Electric	Possession: At Recordation
Records Available: None	Terms & Conditions: Cash; Conventional
Utilities Installed: 220; Electricity; Telephone; Underground; Water - Private Co; WWT - City 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. We lowered the price and added all the best builder options! Currently under construction and loaded with over \$50K in builder upgrades! Natural setting, lush topography on over 1/2 ac. Open great room design w/ 10' ceilings soffit ceiling, fireplace, slider door series to the upgraded extended covered patio. Standard features include windows galore, chef ready kitchen w/ entertainment island, granite & cabinet options, Bosch 5-burner gas cooktop, built in oven, and pantry, . Owner en suite w/ walk in shower, expansive closet & dual sink vanity. 2 guest bedrooms share full bath, + large office/den off the great room. There is still time to select builder options * design finishes. Covered paver patio & paver driveway standard. Build time is approx. 8 months.

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 6-8 months. Builder contract to be used. Model home is at 12553 Jocelyn Road. Open daily 11 - 4.

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

Listing Date:	05/04/2025	Expiration Date:	03/03/2027	Listing Price:	\$799,900
Status Change Date:	05/04/2025	Possession:	At Recordation	Cumulative Days on Market:	779
Original List Price:	\$800,000			Agent Days on Market:	779
Seller Concessions Y/N:					