



County:	Yavapai	Aprx SqFt:	2,315	WH Gallons:	
Incorp Area:	No	Total Liveable SqFt:	2,315	Zoning:	SFR
Subdivision:	Whispering Canyon	LP/SqFt:	\$421	Occupancy:	Vacant
Lot #:	262	Phase:	7	Total Parking:	7
Lot Size:	26951	Residential Type:	Site Built Single Family	Total Garage:	7
Tax Parcel:	306-50-316	Bedrooms:	1	RV Gar/Pkng:	Yes
Additional Parcel Numbers:	No	Bedrooms Possible:	3	Garage Att/Det:	3/4
Aprx Acres:	0.62	Split:	Yes	Carport Att/Det:	0/0
Year Built:	2026	Tot Baths:	3	Source of Measurement:	Builder Plans
Res. Status:	Under Construction	Full-3/4-1/2:	1-1-1	Listing Type:	Exclusive Right to Sell
				Lockbox:	None

Legal: LOT 262 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 SLB+RV
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; 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); Utility Sink; 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; Stone; 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: RV - Hookups; RV Garage
Flooring: Carpet; Tile	Road Frontage Type: Other
Roof: Concrete Tile	Road Surface Type: Paved
Views: Juniper/Pinon; Mountain(s); Trees/Woods	Road Responsibility: Subdivision Maintained Road
Appliances: Built-In Electric Oven; Dishwasher; Gas Cooktop; Microwave	Pets/Animals: Domestic
Water Heater: Electric	Other Rooms: Great Room; Laundry Room; Office
Records Available: None	Possession: At Recordation
Utilities Installed: 220; Electricity; Propane; Telephone; Underground; Water - Private Co; WWT - Private Sewer	Terms & Conditions: 1031 Exchange; 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! Whispering Canyon spec home with detached 24' x 48' RV garage and attached 3cg is already loaded with over \$64,000 in builder upgrades incl fireplace, extended patio, propane, Bosch appliances. Permit in hand under construction, w/ mountain views, 1/2 acre + lot backing green belt. Favorite 2315 plan offers great room open concept design w/ coffered ceiling, fireplace, & sliding door series for easy covered patio access. Upgraded soft close kitchen cabinets, granite counters, bonus butler's pantry, & s/s Bosch appliances w/ 5 burner gas cooktop + wall oven. Split floor plan w/ 3 bedrooms and office. Primary en suite has walk in closet, bathroom featuring walk in shower, dual sinks, & linen closet. Time to choose interior finishes. Est. completion late 2026 / early 2027.

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 8 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:	05/05/2025	Expiration Date:	03/03/2027	Listing Price:	\$974,999
Status Change Date:	05/05/2025	Possession:	At Recordation	Cumulative Days on Market:	380
Original List Price:	\$940,500			Agent Days on Market:	380
Seller Concessions Y/N:					