



<b>County:</b>	Yavapai	<b>Aprx SqFt:</b>	2,557	<b>WH Gallons:</b>	
<b>Incorp Area:</b>	No	<b>Total Liveable SqFt:</b>	2,557	<b>Zoning:</b>	SFR
<b>Subdivision:</b>	Whispering Canyon	<b>LP/SqFt:</b>	\$313	<b>Occupancy:</b>	Vacant
<b>Lot #:</b>	267	<b>Phase:</b>	7	<b>Total Parking:</b>	3
<b>Lot Size:</b>	22775	<b>Residential Type:</b>	Site Built Single Family	<b>Total Garage:</b>	3
<b>Tax Parcel:</b>	306-50-321	<b>Stories:</b>	1	<b>RV Gar/Pkng:</b>	
<b>Additional Parcel Numbers:</b>	No	<b>Bedrooms:</b>	3	<b>Garage Att/Det:</b>	3/0
<b>Aprx Acres:</b>	0.52	<b>Bedrooms Possible:</b>		<b>Carport Att/Det:</b>	0/0
<b>Year Built:</b>	2025	<b>Split:</b>	No	<b>Source of Measurement:</b>	Builder Plans
<b>Res. Status:</b>	Under Construction	<b>Tot Baths:</b>	3	<b>Listing Type:</b>	Exclusive Right to Sell
		<b>Full-3/4-1/2:</b>	1-1-1	<b>Lockbox:</b>	None

Legal: LOT 267 WHISPERING CANYON PHASE 7

<b>REO/Short Sale:</b>	Not Applicable	<b>Home Warranty:</b>	None	<b>Owner Name:</b>	COPPER TREE CONSTRUCTION GROUP LLC
<b>Age Restrictions Y/N:</b>	No	<b>Solar Y/N:</b>	No	<b>Builder Name:</b>	Copper Tree Construction
<b>Auction:</b>		<b>Taxes:</b>	\$572	<b>Plan Type:</b>	2557 SLA
<b>HOA Y/N:</b>	Yes   Type: Homeowners	<b>Tax Year:</b>	2023	<b>Land Lease Y/N:</b>	No
<b>HOA Dues/Frequency:</b>	\$96.25/Quarterly				
<b>HOA Phone:</b>	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; Marble Counters; Master On Main; Raised Ceilings 9+ft; Walk-In Closet(s); Wash/Dry Connection  
**Exterior Features:** Driveway-Paver; Native Species; Patio - Covered; Porch - Covered; Screens/Sun Screens; Storm Gutters

<b>Style:</b> Contemporary	<b>Construction:</b> Frame - Wood; New Construction; Stucco
<b>Heating:</b> Electric; Forced Air	<b>Window/Coverings:</b> Double Pane Windows; Screens
<b>Cooling:</b> Central Air	<b>Topo/Location:</b> Juniper/Pinon
<b>Foundation/Basement:</b> Found - Slab	<b>Road Frontage Type:</b> Other
<b>Flooring:</b> Carpet; Tile	<b>Road Surface Type:</b> Paved
<b>Roof:</b> Concrete Tile	<b>Road Responsibility:</b> Other
<b>Views:</b> Juniper/Pinon	<b>Pets/Animals:</b> Domestic
<b>Appliances:</b> Built-In Electric Oven; Dishwasher; Gas Cooktop; Microwave; Oven	<b>Other Rooms:</b> Laundry Room; Office; Potential Bedroom
<b>Water Heater:</b> Electric	<b>Possession:</b> At Recordation
<b>Records Available:</b> None	<b>Terms &amp; Conditions:</b> Cash; Conventional
<b>Utilities Installed:</b> 220; Electricity; Propane; Telephone; Underground; Water - Private Co; WWT - Private Sewer	
<b>Subdivision Features:</b> None	

**Directions:** North on Williamson Valley, left on Whispering Canyon, left at the stop sign onto Whispering Canyon, go straight to Cedron on the left. Model home is at 12553 Jocelyn.  
**Remarks:** ONLY 10% DOWN needed for this already completed spec home. Whispering Canyon new construction in Prescott has already begun! Natural setting, lush topography on over .5 ac. Open great room design w/ 10' coffered ceilings in great room and dining area and features a gas fireplace. Standard features include tile & carpet in common area, carpet in bedrooms, windows galore, chef ready kitchen w/ island, white shaker cabinetry, granite options, pantry, stainless steel Bosch appliances including gas cooktop and built-in wall oven. Easy access to covered patio for backyard entertaining. Owner en suite has walk in shower, large closet & dual sink vanity. 2 guest bedrooms share full Jack & Jill bath. Floor plan offers large office/den & a powder room for guests. Covered paver patio & paver driveway standard.  
**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. 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

<b>Listing Date:</b>	06/07/2025	<b>Expiration Date:</b>	03/03/2027	<b>Listing Price:</b>	\$799,900
<b>Status Change Date:</b>	06/07/2025	<b>Possession:</b>	At Recordation	<b>Cumulative Days on Market:</b>	347
<b>Original List Price:</b>	\$799,900			<b>Agent Days on Market:</b>	347
<b>Seller Concessions Y/N:</b>					