



County: Yavapai

Incorp Area: No

Subdivision: Whispering Canyon

Section: 33

Township: 16

Range: 03W

Listing Type: Exclusive Right to Sell

Land Type: Residential

Aprx Acres: 0.59

Lot #: 186

Lot Size: 25878

Phase: 5

Irrigation Rights:

Zoning: SFR

Solar Y/N: No

Grid Type:

Ownership Type:

Tax 306-50-

Parcel: 229

Additional Parcel

Numbers: No

Rent/Lease: No

REO/Short: Not

Sale: Applicable

Auction: No

Mfg/Mobile: No

Legal: LOT 186 WHISPERING CANYON PHASE 5

HOA Y/N/Type:	Yes/Homeowners	Taxes:	100	Owner Name:	Copper Tree Construction Group
HOA Dues \$:	96.25/ Quarterly	Tax Year:	2023	Owner Phone:	
HOA Phone:	928-776-4479	Assessments \$:			

Buildings: None

Building Restriction: SB Homes Only; Square Footage

Fencing: None

Lot Improvements: None; Other; See Remarks

Topo/Location: Juniper/Pinon; Views

Site/Soil Evaluation: None

Road Frontage Type: County Road

Pets/Animals: Domestic

Views: Juniper/Pinon; Mountain(s)

Subdivision Features: None

Utilities Installed: Water - Private Co; WWT - Private Sewer

Utilities Available: Electricity; Private Sewer; Private Water; Propane

Terms & Conditions: Cash; Conventional

Records Available: None

Other Docs on File:

Showing Requirements: Vacant Go Show

Road Surface Type: Paved

Road Responsibility: County Maintained Road; Subdivision Maintained Road

Directions: Williamson Valley to mile marker 12, turn left at Whispering Canyon Dr. Turn right on Jocelyn and left on Mira Lot on the right. Model home is at 12553 Jocelyn Road.

Remarks: Beautiful lot in Whispering Canyon with pad prep complete and ready for your custom home! This gorgeous .59 acre lot is north/south facing and offers interesting topography, views, and privacy as it backs a beautiful greenbelt owned by the developer/HOA. Rolling hills, natural rock formations, blue skies, and lush vegetation invite nature lovers and anyone looking to live a serene lifestyle. Only site built homes in this development which is an easy twenty minutes to shopping, school, and medical. Close to hiking trails, and bike friendly areas. Private water and private sewer make building here a breeze, and minimal HOA fees are a plus. Check out whisperingcanyon for architectural guidelines.

Realtor Only: Check out whisperingcanyon for architectural guidelines. Model home is at 12553 Jocelyn Road. Builder contract to be used.

Showing Instructions: Vacant Land					
Listing Date:	11/01/2022	Expiration Date:	11/01/2026	Listing Price:	\$95,900
Status Change Date:	11/01/2022			Cumulative Days on Market:	1367
Original List Price:	\$124,000			Agent Days on Market:	1367
Seller Concessions Y/N:				Listing Exclusions:	No



County: Yavapai

Incorp Area: No

Subdivision: Whispering Canyon

Section: 33

Township: 16

Range: 3W

Listing Type: Exclusive Right to Sell

Land Type: Residential

Aprx Acres: 1.51

Lot #: 221

Lot Size: 65963

Phase: 6

Irrigation Rights:

Zoning: SFR

Solar Y/N: No

Grid Type:

Ownership Type:

Tax: 306-50-

Parcel: 267

Additional Parcel

Numbers: No

Rent/Lease: No

REO/Short: Not

Sale: Applicable

Auction:

Mfg/Mobile: No

Legal: LOT 221 WHISPERING CANYON PHASE 6

HOA Y/N/Type:	Yes/Homeowners	Taxes:	100	Owner Name:	Copper Tree Construction Group
HOA Dues \$:	96.25/ Quarterly	Tax Year:	2023	Owner Phone:	
HOA Phone:	928-776-4479	Assessments \$:			

Buildings: None

Building Restriction: SB Homes Only

Fencing: None

Lot Improvements: None

Topo/Location: Juniper/Pinon

Site/Soil Evaluation: None

Road Frontage Type: Other

Pets/Animals: Domestic

Views: Mountain(s)

Subdivision Features: None

Utilities Installed: None

Utilities Available: Cable TV; Electricity; Private Sewer; Private Water

Terms & Conditions: Cash; Conventional

Records Available: None

Other Docs on File:

Showing Requirements: Sign on Property; See Showing Instructions

Road Surface Type: Paved

Road Responsibility: Private Maintained Road; Subdivision Maintained Road

Directions: Williamson Valley Rd north to mile marker 12, turn left at Whispering Canyon Drive. Right on Thrine Circle. Model home 12553 Jocelyn Rd.

Remarks: Beautiful, view lot in Whispering Canyon offers plenty of vegetation and trees within a natural setting. With over 1.5 acres to work with, you can have the home of your dreams and take advantage of the east/west orientation of the lot. Whispering Canyon is a community of custom and semi-custom homes close to hiking trails and outdoor adventure. Just about 20 minutes from shopping, schools, and medical, this development offers 1/2 acre minimum size lots for spacious living. Blue skies, fresh air, and mountain views will make you want to call Prescott "home".

Realtor Only: Model home is at 12553 Jocelyn Road. Builder contracts to be used.

Showing Instructions: Go to the model.

Listing Date: 06/07/2023

Status Change Date: 06/07/2023

Original List Price: \$150,000

Seller Concessions Y/N:

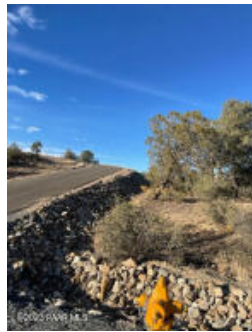
Expiration Date: 06/07/2027

Listing Price: \$119,900

Cumulative Days on Market: 1149

Agent Days on Market: 1149

Listing Exclusions: No



County: Yavapai

Incorp Area: No

Subdivision: Whispering Canyon

Section: 33

Township: 16

Range: 3W

Listing Type: Exclusive Right to Sell

Land Type: Residential

Aprx Acres: 1.31

Lot #: 222

Lot Size: 57013

Phase: 6

Irrigation Rights:

Zoning: SFR

Solar Y/N: No

Grid Type:

Ownership Type:

Tax Parcel: 306-50-268

Additional Parcel

Numbers: No

Rent/Lease: No

REO/Short Not

Sale: Applicable

Auction:

Mfg/Mobile: No

Legal: LOT 222 WHISPERING CANYON PHASE 6

HOA Y/N/Type:	Yes/Homeowners	Taxes:	100	Owner Name:	Copper Tree Construction Group
HOA Dues \$:	96.25/ Quarterly	Tax Year:	2023	Owner Phone:	
HOA Phone:	928-776-4479	Assessments \$:			

Buildings: None	Utilities Installed: None
Building Restriction: SB Homes Only	Utilities Available: Cable TV; Electricity; Private Sewer; Private Water; Telephone
Fencing: None	Terms & Conditions: Cash; Conventional
Lot Improvements: None	Records Available: None
Topo/Location: Juniper/Pinon	Other Docs on File:
Site/Soil Evaluation: None	Showing Requirements: Sign on Property
Road Frontage Type: Other	Road Surface Type: Paved
Pets/Animals: Domestic	Road Responsibility: Private Maintained Road; Subdivision Maintained Road
Views: Mountain(s)	
Subdivision Features: None	

Directions: Williamson Valley Rd north to mile marker 12, turn left at Whispering Canyon Drive. Right on Thrine Circle. Model home 12553 Jocelyn Rd.

Remarks: Beautiful, view lot in Whispering Canyon offers plenty of vegetation and trees within a natural setting. With over 1.3 acres to work with, you can have the home of your dreams and take advantage of the east/west orientation of the lot. Whispering Canyon is a community of custom and semi-custom homes close to hiking trails and outdoor adventure. Just about 20 minutes from shopping, schools, and medical, this development offers 1/2acre minimum size lots for spacious living. Blue skies, fresh air, and mountain views will make you want to call Prescott "home".

Realtor Only: Model home is at 12553 Jocelyn Road. Builder contract to be used.

Showing Instructions: Go to the model.

Listing Date:	06/07/2023	Expiration Date:	06/07/2027	Listing Price:	\$119,900
Status Change Date:	06/07/2023			Cumulative Days on Market:	1149
Original List Price:	\$150,000			Agent Days on Market:	1149
Seller Concessions Y/N:				Listing Exclusions:	No



County: Yavapai

Incorp Area: No

Subdivision: Whispering Canyon

Section: 33

Township: 16

Range: 3W

Listing Type: Exclusive Right to Sell

Land Type: Residential

Aprx Acres: 0.54

Lot #: 275

Lot Size: 23520

Phase:

Irrigation Rights:

Zoning: SFR

Solar Y/N: No

Grid Type:

Ownership Type:

Tax 306-50-

Parcel: 329

Additional Parcel

Numbers: No

Rent/Lease:No

REO/Short Not

Sale: Applicable

Auction:

Mfg/Mobile: No

Legal: LOT 275 WHISPERING CANYON PHASE 7

HOA Y/N/Type:	Yes/Homeowners	Taxes:	103	Owner Name:	COPPER TREE CONSTRUCTION GROUP LLC
HOA Dues \$:	87.5/ Quarterly	Tax Year:	2023	Owner Phone:	
HOA Phone:	928-776-4479	Assessments \$:			

Buildings: None	Utilities Installed: None
Building Restriction: SB Homes Only	Utilities Available: Electricity; Private Sewer; Private Water; Telephone; Underground
Fencing: None	Terms & Conditions: Cash; Conventional
Lot Improvements: None	Records Available: None
Topo/Location: Juniper/Pinon	Other Docs on File:
Site/Soil Evaluation: None	Showing Requirements: Sign on Property
Road Frontage Type: County Road	Road Surface Type: Paved
Pets/Animals: Domestic	Road Responsibility: County Maintained Road; State Maintained Road
Views: Juniper/Pinon	
Subdivision Features: 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: Over a half acre of beautiful land waiting for you to build your forever home on. If you are looking for mountain and canyon views in a peaceful, serene setting, look no further. This is an amazing established area of exquisite site-built homes, this parcel has utilities at the street, and paved roads. Not far from shopping, medical, and everything Prescott has to offer, now is your time to make the move and build the home you have always wanted.

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 12-14 months. Builder contract to be used.

Showing Instructions: Go to the model.

Listing Date:	03/02/2024	Expiration Date:	03/03/2027	Listing Price:	\$99,900
Status Change Date:	03/02/2024			Cumulative Days on Market:	880
Original List Price:	\$130,000			Agent Days on Market:	880
Seller Concessions Y/N:					



County: Yavapai

Incorp Area: No

Subdivision: Whispering Canyon

Section: 33

Township: 16

Range: 3W

Listing Type: Exclusive Right to Sell

Land Type: Residential

Aprx Acres: 1.33

Lot #: 254

Lot Size: 57967

Phase:

Irrigation Rights:

Zoning: SFR

Solar Y/N: No

Grid Type:

Ownership Type:

Tax: 306-50-

Parcel: 308

Additional Parcel

Numbers: No

Rent/Lease: No

REO/Short: Not

Sale: Applicable

Auction:

Mfg/Mobile: No

Legal: LOT 254 WHISPERING CANYON PHASE 7

HOA Y/N/Type:	Yes/Homeowners	Taxes:	103	Owner Name:	COPPER TREE CONSTRUCTION GROUP LLC
HOA Dues \$:	96.25/ Quarterly	Tax Year:	2023	Owner Phone:	
HOA Phone:	928-776-4479	Assessments \$:			

Buildings: Other - See Remarks	Utilities Installed: Electricity; Telephone; Underground; Water - Private Co; WWT - Private Sewer
Building Restriction: SB Homes Only	Utilities Available: Other See Remarks
Fencing: None	Terms & Conditions: Cash; Conventional
Lot Improvements: See Remarks	Records Available: None
Topo/Location: Juniper/Pinon	Other Docs on File:
Site/Soil Evaluation: None	Showing Requirements: Sign on Property
Road Frontage Type: None	Road Surface Type: Paved
Pets/Animals: Domestic	Road Responsibility: County Maintained Road; State Maintained Road
Views: Juniper/Pinon	
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: Over an acre of beautiful land waiting for you to build your forever home on. If you are looking for mountain and canyon views in a peaceful, serene setting, look no further. This is an amazing established area of exquisite site-built homes, this parcel has utilities at the street, and paved roads. Not far from shopping, medical, and everything Prescott has to offer, now is your time to make the move and build the home you have always wanted.

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Showing Instructions: Go to the model.

Listing Date:	03/02/2024	Expiration Date:	03/03/2027	Listing Price:	\$119,900
Status Change Date:	03/02/2024			Cumulative Days on Market:	880
Original List Price:	\$140,000			Agent Days on Market:	880
Seller Concessions Y/N:					



County:	Yavapai	Aprx Acres:	1.17	Tax	306-50-
Incorp Area:	No	Lot #:	278	Parcel:	332
Subdivision:	Whispering Canyon	Lot Size:	51091	Additional Parcel	
Section:	33	Phase:	7	Numbers:	No
Township:	16	Irrigation Rights:		Rent/Lease:	No
Range:	3W	Zoning:	SFR	REO/Short	Not
Listing Type:	Exclusive Right to Sell	Solar Y/N:	No	Sale:	Applicable
Land Type:	Residential	Grid Type:		Auction:	
		Ownership Type:		Mfg/Mobile:	No

Legal: LOT 278 WHISPERING CANYON PHASE 7

HOA Y/N/Type:	Yes/Homeowners	Taxes:	103	Owner Name:	COPPER TREE CONSTRUCTION GROUP LLC
HOA Dues \$:	96.25/ Quarterly	Tax Year:	2023	Owner Phone:	
HOA Phone:	928-776-4479	Assessments \$:			

Buildings:	None	Utilities Installed:	Electricity; Telephone; Underground; Water - Private Co; WWT - Private Sewer
Building Restriction:	SB Homes Only	Utilities Available:	Other See Remarks
Fencing:	None	Terms & Conditions:	Cash; Conventional
Lot Improvements:	Other	Records Available:	None
Topo/Location:	Juniper/Pinon	Other Docs on File:	
Site/Soil Evaluation:	None	Showing Requirements:	Sign on Property
Road Frontage Type:	Other	Road Surface Type:	Paved
Pets/Animals:	Domestics	Road Responsibility:	County Maintained Road; State Maintained Road
Views:	Juniper/Pinon		
Subdivision Features:	None		

Directions: North on Williamson Valley, left on Whispering Canyon to stop sign, left on to Whispering Canyon to lot sign. Model home is at 12553 Jocelyn.

Remarks: Over an acre of beautiful land waiting for you to build your forever home on. If you are looking for mountain and canyon views in a peaceful, serene setting, look no further. This is an amazing established area of exquisite site-built homes, this parcel has utilities at the street, and paved roads. Not far from shopping, medical, and everything Prescott has to offer, now is your time to make the move and build the home you have always wanted.

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 12-14 months. Builder contract to be used.

Showing Instructions: Go to the model.

Listing Date:	03/02/2024	Expiration Date:	03/03/2027	Listing Price:	\$124,900
Status Change Date:	03/02/2024			Cumulative Days on Market:	880
Original List Price:	\$150,000			Agent Days on Market:	880
Seller Concessions Y/N:					