Shadow Creek Plat 8- Clive

Lot #	Address	Price	* Approximate Lot Width at Setback	Minimum Protection Elevations (MPE)	Grade
1	17938 Hammontree Circle	$117,900	80'		Walk-out
2	17954 Hammontree Circle	SALE PENDING	80'		Walk-out
3	17976 Hammontree Circle	SALE PENDING	80'		Walk-out
4	17990 Hammontree Circle	SALE PENDING	80'		Walk-out
5	18034 Hammontree Circle	SALE PENDING	80'		Walk-out
6	18080 Hammontree Circle	SALE PENDING	80.4'		Walk-out
7	18091 Hammontree Circle	SALE PENDING	80.4'		Walk-out
8	18079 Hammontree Circle	SALE PENDING	80.4'		Walk-out
9	18055 Hammontree Circle	SALE PENDING	80.4'		Walk-out
10	18007 Hammontree Circle	SALE PENDING	80'		Walk-out
11	17981 Hammontree Circle	SALE PENDING	80'		Walk-out
12	17965 Hammontree Circle	SALE PENDING	80'		Walk-out
13	17943 Hammontree Circle	SALE PENDING	80'		Daylight
14	17954 Townsend Drive	SALE PENDING	72.5'		Walk-out
15	17976 Townsend Drive	SALE PENDING	72.4'		Walk-out
16	17994 Townsend Drive	SALE PENDING	72.4'		Walk-out
17	18012 Townsend Drive	SALE PENDING	72'		Walk-out
18	18036 Townsend Drive	SALE PENDING	72'		Walk-out
19	18056 Townsend Drive	SALE PENDING	72'		Walk-out
20	18074 Townsend Drive	SALE PENDING	72'		Walk-out
21	18088 Townsend Drive	SALE PENDING	72'	1018.45	Walk-out
22	18096 Townsend Drive	$102,500	72'	1018.45	Walk-out
23	18099 Townsend Drive	$104,500	75'		Daylight
24	18085 Townsend Drive	SALE PENDING	75'		Walk-out
25	18067 Townsend Drive	SALE PENDING	75'		Walk-out
26	18043 Townsend Drive	SALE PENDING	75'		Walk-out
27	18025 Townsend Drive	SALE PENDING	75'		Walk-out
28	18001 Townsend Drive	SALE PENDING	75'		Daylight
29	17983 Townsend Drive	SALE PENDING	75'		Daylight
30	17969 Townsend Drive	SALE PENDING	75'		Walk-out
31	17947 Townsend Drive	SALE PENDING	75'		Walk-out
32	4232 Westgate Pkwy.	$89,900	80.4'	1018.15	Standard (level)
33	4256 Westgate Pkwy.	$89,900	80.4'	1018.15	Standard (level)
34	4298 Westgate Pkwy./ 17948 Tanglewood Dr.	$87,900	145.5'	1018.15	Standard (level)
35	17950 Tanglewood Drive	$92,500	72'	1018.15	Possible Daylight
36	17964 Tanglewood Drive	$92,500	72'	1018.15	Daylight
37	17972 Tanglewood Drive	SALE PENDING	72'	1018.15	Walk-out
38	18016 Tanglewood Drive	SALE PENDING	72'		Walk-out
39	18032 Tanglewood Drive	SALE PENDING	75'		Walk-out
40	18048 Tanglewood Drive	SALE PENDING	75'		Walk-out

Lot #	Address	Price	* Approximate Lot Width at Setback	Minimum Protection Elevations (MPE)	Grade
41	18054 Tanglewood Drive	SALE PENDING	75'		Walk-out
42	18076 Tanglewood Drive	SALE PENDING	75'		Walk-out
43	18092 Tanglewood Drive	SALE PENDING	75'		Walk-out
44	18112 Tanglewood Drive	SALE PENDING	75'		Walk-out
45	18136 Tanglewood Drive	SALE PENDING	75'		Daylight
46	18131 Tanglewood Drive	SALE PENDING	72.3'		Daylight
47	18127 Tanglewood Drive	SALE PENDING	72.3'		Daylight
48	18109 Tanglewood Drive	SALE PENDING	72.2'		Walk-out
49	18089 Tanglewood Drive	SALE PENDING	72.2'		Walk-out
50	18063 Tanglewood Drive	SALE PENDING	72.2'		Walk-out
51	18051 Tanglewood Drive	SALE PENDING	72.2'		Walk-out
52	18045 Tanglewood Drive	SALE PENDING	72.2'		Walk-out
53	18027 Tanglewood Drive	SALE PENDING	72.2'		Daylight
54	18013 Tanglewood Drive	SALE PENDING	72.1'		Standard (level)
55	17985 Tanglewood Drive	$87,500	72'	1018.15	Standard (level)
56	17953 Tanglewood Drive	$87,500	72'	1018.15	Standard (level)
57	4304 Westgate Pkwy/17947 Tanglewood Dr.	$85,900	142.8'	1018.15	Standard (level)

VISTA
REAL ESTATE | DEVELOPMENT | INVESTMENTS

Derek Temple Cell: 515-778-2601
Dave Harmeyer Cell: 515-554-4151

Architectural plans, and a list of materials and colors for all construction shall be submitted to and approved by Developer prior to any construction activities. Please review covenants for additional requirements.

Minimum Home Size Requirements:
Ranch: 1,600 sq. ft.
1 ½ Story: 1,800 sq. ft.
2 Story: 2,000 sq. ft.

Set Backs:
Lots: 1-13 Front yard 30', Rear yard 35', Side yard 8'
Lots: 14-57 Front yard 30', Rear yard 35' Side yard 7'

Check out the website for all up to date sales information - www.vistalots.com

* Lot widths are an approximate measurement and are not always drawn where a house will ultimately be placed on the Lot. Refer to your licensed engineer for scaling and house placement.
~Seller does not guarantee the information describing these properties.
Interested parties are advised to independently verify this information through personal inspection or with appropriate professionals.
~Prices are subject to change without notice.
~All MPE's and MOE's are for reference only, please refer to local city and/or project engineer for MPE's and MOE's.
~Seller does not warrant soil conditions, it is recommended Buyer(s) perform such tests as they deem necessary. All tests must be approved by Seller before being performed.
~Prices are subject to change without notice.

Updated 7/14/2022