

SHADOW CREEK PLAT 6 – CLIVE

Lot #	Address	Price	* Approximate Lot Width at Setback	Grade	Minimum Protection Elevations (MPE)
1-17	SOLD				
18	17991 Creekside Drive	SALE PENDING	81.6'	Standard (level)	993.95
19	SOLD				
20-25	SOLD				
26	SOLD				
27	SOLD				
28-34	SOLD				
35	3872 Westgate Parkway	\$215,000	90'	Walk-out	
36-40	SOLD				
41	SOLD				
42	17972 Creekside Drive	\$259,900	92.9'	Walk-out	
43	SOLD				
44	18018 Creekside Drive	\$249,900	92.9'	Walk-out	
45	3854 NW 181st Street	\$259,900	93'	Walk-out	
46-65	SOLD				
66	SOLD				
67-89	SOLD				
90	3985 NW 181st St./18089 Valleyview Dr.	\$87,900	103'	Standard (level)	1001.00
91	18063 Valleyview Drive	\$89,900	82.3'	Standard (level)	1001.85
92-94	SOLD				
95	SOLD				
96	SOLD				
97	SOLD				

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: Plat 6

Lots 1-34, 61-97

Ranch: 1,600 sq. ft.
1 ½ story: 1,800 sq. ft.
2 story: 2,000 sq. ft.

Lots 35-42, 51-60

Ranch: 1,800 sq. ft.
1 ½ story: 2,000 sq. ft.
2 story: 2,200 sq. ft.

Lots 43-50

Ranch: 2,000 sq. ft.
1 ½ story: 2,200 sq. ft.
2 story: 2,400 sq. ft.

Set Backs:

Lots:1-23, 37-60, 84-97 - Front yard 30', Rear yard 35', Side yard 8'
Lots: 24-26, 30-36, 61-83 - Front yard 30', Rear yard 35' Side yard 7'
Lot: 28 - Front yard 25', Rear yard 35', Side yard 7'
Lots: 27 and 29 - Front yard 35', 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.



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