

SHADOW CREEK PLAT 7- CLIVE

Lot #	Address	Price	* Approximate Lot Width at Setback	Minimum Protection Elevations (MPE)	Grade
1	4227 Westgate Pkwy./17869 Townsend Dr.	SALE PENDING	135'		Walk-out
2	17843 Townsend Drive	SALE PENDING	80'		Walk-out
3	17825 Townsend Drive	SALE PENDING	80'		Walk-out
4	17807 Townsend Drive	\$185,000	80'		Walk-out
5	17781 Townsend Drive	\$185,000	80'		Walk-out
6	17769 Townsend Drive	\$185,000	80'		Walk-out
7	17743 Townsend Drive	\$185,000	80'		Walk-out
8	17725 Townsend Drive	SALE PENDING	80'		Walk-out
9	17697 Townsend Drive	\$215,000	85'		Walk-out
10	17685 Townsend Drive	\$225,000	85'		Walk-out
11	17663 Townsend Drive	\$225,000	85'		Walk-out
12	17627 Townsend Drive	\$250,000	90'		Walk-out
13	17605 Townsend Drive	\$255,000	90'		Walk-out
14	17583 Townsend Drive	\$260,000	90'		Walk-out
15	17594 Townsend Drive	SALE PENDING	80'	982.4	Walk-out
16	SOLD		80'		Walk-out
17	17638 Townsend Drive	SALE PENDING	80'		Walk-out
18	17674 Townsend Drive	SALE PENDING	80'		Walk-out
19	17686 Townsend Drive	SALE PENDING	80'		Walk-out
20	17692 Townsend Drive	SALE PENDING	74.3'		Walk-out
21	17718 Townsend Drive	SALE PENDING	76.9'		Walk-out
22	SOLD		77.9'		Walk-out
23	17756 Townsend Drive	\$115,000	75'		Walk-out
24	SOLD		103'		Walk-out
25	SOLD		103.7'		Standard (level)
26	17765 Hammontree Drive	\$95,500	75.8'		Standard (level)
27	17743 Hammontree Drive	\$95,500	75.8'		Standard (level)
28	17727 Hammontree Drive	\$95,500	75.8'		Standard (level)
29	SOLD		75.8'		Standard (level)
30	17683 Hammontree Drive	\$98,500	80'		Standard (level)
31	17665 Hammontree Drive	\$98,500	80'		Standard (level)
32	17649 Hammontree Drive	\$98,500	80'		Standard (level)
33	17621 Hammontree Drive	\$98,500	80'	982.4	Standard (level)
34	17583 Hammontree Drive	\$98,500	80'	982.4	Standard (level)
35	17618 Hammontree Drive	\$117,900	85'		Walk-out
36	17634 Hammontree Drive	SALE PENDING	80'		Walk-out
37	17662 Hammontree Drive	SALE PENDING	80'		Walk-out
38	17686 Hammontree Drive	SALE PENDING	75'		Walk-out
39	17694 Hammontree Drive	SALE PENDING	75'		Walk-out
40	17736 Hammontree Drive	SALE PENDING	75'		Walk-out
41	SOLD		75'		Walk-out
42	17778 Hammontree Drive	SALE PENDING	80'		Walk-out
43	SOLD		80'		Walk-out

Lot #	Address	Price	* Approximate Lot Width at Setback	Minimum Protection Elevations (MPE)	Grade
44	17798 Hammontree Drive	SALE PENDING	80'		Walk-out
45	4102 NW 177th Street	SALE PENDING	80'		Standard (level)
46	4136 NW 177th Street	\$95,500	80'		Standard (level)
47	SOLD		75'		Standard (level)
48	4174 NW 177th Street	SALE PENDING	75'		Standard (level)
49	17838 Townsend Dr./ 4192 NW 177th St.	SALE PENDING	98'		Standard (level)
50	4189 Westgate Pkwy./17872 Townsend Dr.	SALE PENDING	150.1'		Walk-out
51	4161 Westgate Parkway	\$110,000	85'		Walk-out
52	SOLD		85'		Walk-out
53	4123 Westgate Parkway	SALE PENDING	85'		Walk-out
54	4085 Westage Parkway	\$115,900	85'	1005.45	Walk-out
55	SOLD		85'	1005.45	Walk-out
56	4056 Westgate Parkway	\$99,900	85'		Standard (level)
57	4078 Westage Pkwy./17912 Hammontree Cir.	\$99,900	138.6'		Standard (level)
58	4152 Westgate Pkwy./17927 Hammontree Cir.	\$96,000	163.1'		Standard (level)
59	SOLD		176.6'		Daylight
60	SOLD		137.6'		Daylight

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:

Lots 1-8 and 15-24

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

Lots: 9-14

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

Lots: 25-60

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

Set Backs:

Lots:1-14 - Front yard 30', Rear yard 35', Side yard 8'
 Lots: 15-60 - Front yard 30', Rear yard 35' Side yard 7'

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



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

* 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 9/28/2022