

# SHADOW CREEK PLAT 10 – CLIVE

Lot #	Address	Price	* Approximate Lot Width at Setback	Minimum Protection Elevations (MPE)	Grade
1	SOLD				
2	SOLD				
3	SOLD				
4	Pending Sale	\$76,900	55'		Standard (Level)
5	SOLD				
6	Pending Sale	\$74,900	50'	1018.5	Standard (Level)
7	Pending Sale	\$74,900	50'	1018.5	Standard (Level)
8	Pending Sale	\$72,900	80.4'	1018.5	Standard (Level)
9	SOLD				
10	SOLD				
11	SOLD				
12	SOLD				
13	SOLD				
14	SOLD				
15	SOLD				



**Brian McMurray** 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.**

**Homeowners Association Dues: \$200/yr.**

**Minimum Home Size Requirements:**

Ranch: 1,150 sq. ft.

Split level, 1 ½ Story or 2 Story: 1,400 sq. ft.

**Setbacks:**

Front yard 30', Rear yard 35', Side yard 5'

**Check out the website for all up to date sales information - [www.vistalots.com](http://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.

**~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 2/27/2024

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