

SHADOW CREEK PLAT 8- CLIVE

Lot #	Address	Price	* Approximate Lot Width at	Minimum Protection Elevations (MPE)	Grade
1-29	SOLD				
30	SOLD				
31	SOLD				
32	4232 Westgate Pkwy.	\$107,500	80.4'	1018.15	Standard (level)
33	4256 Westgate Pkwy.	\$102,500	80.4'	1018.15	Standard (level)
34	4298 Westgate Pkwy./ 17948 Tanglewood Dr.	\$89,900	145.5'	1018.15	Standard (level)
35	SOLD				
36	SOLD				
37-48	SOLD				
49	SOLD				
50	SOLD				
51	SOLD				
52	SOLD				
53	SOLD				
54	SOLD				
55	17985 Tanglewood Drive	\$92,500	72'	1018.15	Standard (level)
56	17953 Tanglewood Drive	\$92,500	72'	1018.15	Standard (level)
57	4304 Westgate Pkwy/17947 Tanglewood Dr.	\$89,900	142.8'	1018.15	Standard (level)



REAL ESTATE | DEVELOPMENT | INVESTMENTS

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.

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 2/16/2024