

# SHADOW CREEK PLAT 7- CLIVE

Lot #	Address	Price	* Approximate Lot Width at Setback	Minimum Protection Elevations (MPE)	Grade
1	<b>SOLD</b>				
2	<b>SOLD</b>				
3	<b>SOLD</b>				
4	<b>SOLD</b>				
5 - 11	<b>SOLD</b>				
12	17627 Townsend Drive	\$249,900	90'		Walk-out
13	17605 Townsend Drive	\$254,900	90'		Walk-out
14	17583 Townsend Drive	\$259,900	90'		Walk-out
15-26	<b>SOLD</b>				
27	17743 Hammontree Drive	\$105,500	75.8'		Standard (level)
28	17727 Hammontree Drive	\$105,500	75.8'		Standard (level)
29	<b>SOLD</b>				
30	<b>SOLD</b>		80'		Standard (level)
31	<b>SOLD</b>				
32	<b>SOLD</b>				
33	<b>SOLD</b>				
34	<b>SOLD</b>				
35	<b>SOLD</b>				
36-45	<b>SOLD</b>				
46	<b>SALE PENDING</b>	\$107,500	80'		Standard (level)
47	<b>SOLD</b>				
48	<b>SOLD</b>				
49	<b>SOLD</b>				
50	<b>SOLD</b>				
51	<b>SALE PENDING</b>	\$129,900	85'		Walk-out
52	<b>SOLD</b>				
53	4123 Westgate Parkway	\$129,900	85'		Walk-out
54	<b>SOLD</b>				
55	<b>SOLD</b>				
56	4056 Westgate Parkway	\$107,500	85'		Standard (level)
57	<b>SALE PENDING</b>	\$112,500	138.6'		Standard (level)
58	<b>SOLD</b>				
59	<b>SOLD</b>				
60	<b>SOLD</b>				

**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.**

Lot #	Address	Price	* Approximate Lot Width at Setback	Minimum Protection Elevations (MPE)	Grade
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**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](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.

~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.



**Brian McMurray** Cell: 515-778-2601  
**Dave Harmeyer** Cell: 515-554-4151

Updated 3/18/2024