

SHADOW CREEK PLAT 7- CLIVE

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

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

* 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.



REAL ESTATE | DEVELOPMENT | INVESTMENTS

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