

# SHADOW CREEK PLAT 8- CLIVE

Lot #	Address	Price	* Approximate Lot Width at	Minimum Protection Elevations (MPE)	Grade
1-29	<b>SOLD</b>				
30	<b>SOLD</b>				
31	<b>SOLD</b>				
32	<b>SOLD</b>				
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	<b>SOLD</b>				
36	<b>SOLD</b>				
37-48	<b>SOLD</b>				
49	<b>SOLD</b>				
50	<b>SOLD</b>				
51	<b>SOLD</b>				
52	<b>SOLD</b>				
53	<b>SOLD</b>				
54	<b>SOLD</b>				
55	<b>SOLD</b>				
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](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.

Updated 4/22/2024