

SHADOW CREEK WEST

Lot #	Address	Price	* Approximate Lot Width at Setback	Minimum Protection Elevations (MPE)	Grade
1	3862 NW 183rd St.	\$98,900	105'		Standard
2	3884 NW 183rd St.	\$102,500	80'		Standard
3	3900 NW 183rd St.	\$105,500	85'		Standard
4	3922 NW 183rd St.	\$105,500	75'		Standard
5	3938 NW 183rd St.	\$107,500	80'		Standard
6	3946 NW 183rd St.	\$110,500	80'		Standard
7	SOLD				
8	3970 NW 183rd Street	\$179,900	92'		Daylight
9	SOLD				
10	SOLD				
11	SOLD				Walk-out
12	3933 NW 183rd St.	\$235,500	90'	989.25	Walk-out
13	SOLD				
14	18275 Valleyview Cir.	\$189,900	108.3'	989.25	Walk-out
15	SOLD				
16	SOLD				
17	SOLD				
18	SALE PENDING	\$189,900	95'		Walk-out
19	3859 NW 183rd St./18286 Valleyview Cir.	\$139,900	117'		Walk-out
20	3849 NW 183rd St.	\$235,000	92'		Walk-out
21	SALE PENDING	\$235,000	92'		Walk-out
22	SOLD				
23	3753 NW 183rd St./18297 Hidden Knoll	\$139,900	112'		Daylight
24	18273 Hidden Knoll	\$169,900	92'		Daylight
25	18261 Hidden Knoll	\$179,900	92.7'		Daylight
26	SOLD				
27	18125 Hidden Knoll	\$225,500	87.5'		Standard
28	SALE PENDING	\$245,000	85"	977.25	Walk-out
29	SOLD				
30	SOLD				
31	18153 Hidden Knoll	\$249,900	91.3'		Walk-out
32	18137 Hidden Knoll	\$375,500	91.2'		Walk-out
33	18100 Alderleaf Dr.	\$350,000	90'		Walk-out
34	18124 Alderleaf Dr.	\$350,000	90.3'		Walk-out
35	18152 Alderleaf Dr.	\$350,000	89.6'		Walk-out
36	SOLD				
37	18190 Alderleaf Dr.	\$285,000	89.6'	972.00	Walk-out
38	18218 Alderleaf Dr.	\$185,000	85.1'		Walk-out

39		SOLD				
40	18256 Alderleaf Dr.	\$149,900	103'	972.00		Walk-out
41	18272 Alderleaf Dr.	\$145,900	80'			Walk-out
42	3667 NW 183rd St./18296 Alderleaf Dr.	\$132,500	107'			Walk-out
43		SALE PENDING	\$132,500	107'		Walk-out
44		SOLD				
45		SALE PENDING	\$169,900	84.5'		Walk-out
46		SALE PENDING	\$185,500	84.5'		Walk-out
47		SALE PENDING	\$199,900	86'		Walk-out
48		SOLD				Walk-out
49	18200 Baxter Pl.	\$335,000	95'			Walk-out
50	18214 Baxter Pl.	\$359,900	94.9'	972.00		Walk-out
51		SOLD				
52		SOLD				
53	18270 Baxter Pl.	\$145,500	100.7'			Possible Daylight
54	3575 NW 183rd St./18284 Baxter Pl.	\$130,500	107'			Possible Daylight
55	3551 NW 183rd St.	\$249,900	85'			Walk-out
56	3539 NW 183rd St.	\$350,000	81.2'			Walk-out
57		SALE PENDING	\$375,500	81.9'		Walk-out
58	3524 NW 183rd St.	\$375,500	81.9'			Daylight
59		SALE PENDING	\$175,500	81.8'		Standard
60	3540 NW 183rd St.	\$110,500	80'			Standard
61	3558 NW 183rd St.	\$110,500	80'			Standard
62	3572 NW 183rd St.	\$107,500	80'			Standard
63	3586 NW 183rd St.	\$107,500	80'			Standard
64	3600 NW 183rd St.	\$105,000	85'			Standard
65	3636 NW 183rd St.	\$105,000	85'			Standard
66	3652 NW 183rd St.	\$102,500	85'			Standard
67	3674 NW 183rd St.	\$98,500	110'			Standard
68	3715 NW183rd St./18297 Alderleaf Dr.	\$132,500	112'	986.25		Walk-out
69		SOLD				
70		SOLD				
71		SALE PENDING	\$139,900	89.5'	986.25	Daylight
72	18205 Alderleaf Dr.	\$129,900	135.9'	986.25		Daylight
73	18167 Alderleaf Dr.	\$132,500	132.5'	986.25		Standard
74	18109 Alderleaf Dr./18174 Hidden Knoll	\$125,500	107'	986.25		Standard
75	18190 Hidden Knoll	\$129,900	85'	986.25		Standard
76	18222 Hidden Knoll	\$129,900	92.1'	986.25		Standard
77	18240 Hidden Knoll	\$129,900	101.1'	986.25		Standard
78	18258 Hidden Knoll	\$132,500	81.3'	986.25		Standard
79	18274 Hidden Knoll	\$132,500	80'	986.25		Standard
80	3727 NW 183rd St. / 18298 Hidden Knoll	\$120,000	107'	986.25		Standard
81	3704 NW 183rd St.	\$98,500	110'	998.85		Standard
82	3722 NW 183rd St.	\$102,500	85'	998.85		Standard

83						
		SOLD				
84	3750 NW 183rd St.	\$105,000	95'	998.85	Standard	
85	3758 NW 183rd St.	\$105,000	95'	998.85	Standard	
86	3794 NW 183rd St.	\$105,000	90'	998.85	Standard	
87	3832 NW 183rd St.	\$102,500	85'	998.85	Standard	
88	3846 NW 183rd St.	\$98,500	110'	998.85	Standard	

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: 1,800 sq. ft.
 1 ½ Story 2,000 sq. ft.
 2 Story: 2,200 sq. ft.

Setbacks:

Front yard 30', Rear yard 30', Side yard 14' total Minimum 7'
 Lots 10, 14, 15, 18, 31-33 & 56 - Front 25'
 Lots 12 and 13, 30, 34 & 55 - Front 35'
 Lots 13 & 54 fence setback along NW 183rd St. 30'



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

Check out the website for all up to date sales information - www.vistalots.com

Home Owners Association dues will be established at a later date.

* 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.