

SHADOW CREEK PLAT 7- CLIVE

Lot #	Address	Price	* Approximate Lot Width at Setback	Minimum Protection Elevations (MPE)	Grade
1-11	SOLD				
12	17627 Townsend Drive	\$249,900	90"		Walk-out
13	17605 Townsend Drive	\$259,900	90"		Walk-out
14	17583 Townsend Drive	\$259,900	90"		Walk-out
15-26	SOLD				
27	SALE PENDING	\$105,500	75.8'		Standard (level)
28	SALE PENDING	\$105,500	75.8'		Standard (level)
29 - 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	SOLD				
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.

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.



Brian McMurray Cell: 515-229-8337
Dave Harmeyer Cell: 515-554-4151

Lot #

Address

Price

*** Approximate Lot
Width at Setback**

**Minimum Protection
Elevations (MPE)**

Grade

Updated 7/19/2024