

SHADOW CREEK WEST

Lot #	Address	Price	* Approximate Lot Width at Setback	Minimum Protection Elevations (MPE)	Grade
1	3862 NW 183rd St.	\$119,900	105'		Standard
2	3884 NW 183rd St.	\$125,500	80'		Standard
3	3900 NW 183rd St.	\$125,500	85'		Standard
4	3922 NW 183rd St.	\$120,000	75'		Standard
5	3938 NW 183rd St.	\$125,500	80'		Standard
6	3946 NW 183rd St.	\$125,500	80'		Standard
7	SOLD				
8	SOLD				
9	SOLD				
10	SOLD				
11	SOLD				
12	3933 NW 183rd St.	\$249,900	90'	989.25	Walk-out
13	SOLD				
14	18275 Valleyview Cir.	\$199,900	108.3'	989.25	Walk-out
15	SOLD				
16	SOLD				
17	SOLD				
18	SALE PENDING		95'		Walk-out
19	SOLD				
20	3849 NW 183rd St.	\$269,900	92'		Walk-out
21	SOLD				
22	SOLD				
23	3753 NW 183rd St./18297 Hidden Knoll	\$159,900	112'		Daylight
24	18273 Hidden Knoll	\$189,900	92'		Daylight
25	18261 Hidden Knoll	\$219,900	92.7'		Daylight
26	SOLD				
27	18125 Hidden Knoll	\$249,900	87.5'		Standard
28	SOLD				
29	SOLD				
30	SOLD				
31	SOLD				
32	18137 Hidden Knoll	\$319,900	91.2'		Walk-out
33	18100 Alderleaf Dr.	\$339,900	90'		Walk-out
34	18124 Alderleaf Dr.	\$375,500	90.3'		Walk-out
35	18152 Alderleaf Dr.	\$350,000	89.6'		Walk-out
36	SOLD				
37	18190 Alderleaf Dr.	\$295,000	89.6'	972.00	Walk-out
38	SOLD				

39	SOLD				
40	SOLD				
41	SOLD				
42	SOLD				
43	SOLD				
44	SOLD				
45	SOLD				
46	SOLD				
47	SOLD				
48	SOLD				
49	18200 Baxter Pl.	\$350,000	95'		Walk-out
50	18214 Baxter Pl.	\$359,900	94.9'	972.00	Walk-out
51	SOLD				
52	SOLD				
53	SOLD				
54	SOLD				
55	SALE PENDING		85'		Walk-out
56	3539 NW 183rd St.	\$375,500	81.2'		Walk-out
57	SOLD				
58	3524 NW 183rd St.	\$325,000	81.9'		Daylight
59	SOLD				
60	3540 NW 183rd St.	\$129,900	80'		Standard
61	3558 NW 183rd St.	\$129,900	80'		Standard
62	3572 NW 183rd St.	\$129,900	80'		Standard
63	3586 NW 183rd St.	\$119,900	80'		Standard
64	3600 NW 183rd St.	\$119,900	85'		Standard
65	3636 NW 183rd St.	\$119,900	85'		Standard
66	3652 NW 183rd St	\$119,900	85'		Standard
67	3674 NW 183rd St.	\$115,500	110'		Standard
68	SOLD				
69	SOLD				
70	SOLD				
71	SOLD				
72	SOLD				
73	SOLD				
74	SALE PENDING		107'	986.25	Standard
75	SOLD				
76	18222 Hidden Knoll	\$135,500	92'	986.25	Standard
77	18240 Hidden Knoll	\$135,500	101.1'	986.25	Standard
78	SOLD				
79	SOLD				
80	3727 NW 183rd St. / 18298 Hidden Knoll	\$129,900	107'	986.25	Standard
81	3704 NW 183rd St	\$115,500	110'	998.85	Standard
82	3722 NW 183rd St.	\$119,900	85'	998.85	Standard

83			SOLD			
84	3750 NW 183rd St.	\$125,500	95'	998.85	Standard	
85	3758 NW 183rd St.	\$125,500	95'	998.85	Standard	
86						SALE PENDING
87	3832 NW 183rd St.	\$119,900	85'	998.85	Standard	
88	3846 NW 183rd St.	\$115,500	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: 515-229-8337
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.