

# SHADOW CREEK PLAT 5 - CLIVE

Lot #	Address	Price	* Approximate Width at Setback	Grade	Minimum Protection Elevations (MPE)
1	17567 Townsend Drive	\$255,000	90'	Walk-out	
2	17543 Townsend Drive	SALE PENDING	100'	Walk-out	
3	17529 Townsend Drive	SALE PENDING	100'	Walk-out	
4	17487 Townsend Drive	\$325,000	110'	Walk-out	
5	17451 Townsend Drive	SALE PENDING	110'	Walk-out	
6	17454 Townsend Drive	\$350,000	104.7'	Walk-out	
7	17486 Townsend Drive	SALE PENDING	100'	Walk-out	
8	17530 Townsend Dr./ 4153 NW 175th St	\$159,900	108'	Walk-out	
9	4127 NW 175th Street	\$195,000	90'	Walk-out	
10	4083 NW 175th Street	SALE PENDING	90'	Walk-out	
11	4065 NW 175th Street	SALE PENDING	90'	Walk-out	
12	4057 NW 175th Street	SALE PENDING	90'	Walk-out	
13	4049 NW 175th Street	\$215,000	100'	Walk-out	
14	17600 Valleyview Drive	\$210,000	100'	Walk-out	
15-16	<b>SOLD</b>				
17	17654 Valleyview Drive	SALE PENDING	90'	Walk-out	
18	17672 Valleyview Drive	SALE PENDING	90'	Walk-out	
19	17738 Valleyview Drive	SALE PENDING	90'	Walk-out	
20	17754 Valleyview Dr./4047 NW 177th Court	SALE PENDING	108'	Walk-out	
21	3991 NW 177th Court	SALE PENDING	90'	Walk-out	
22	3983 NW 177th Court	SALE PENDING	90'	Walk-out	
23	3965 NW 177th Court	SALE PENDING	95'	Walk-out	
24	3957 NW 177th Court	SALE PENDING	95'	Walk-out	
25	3949 NW 177th Court	SALE PENDING	95'	Walk-out	
26-27	<b>SOLD</b>				
28	3834 NW 177th Court	SALE PENDING	99.7'	Walk-out	960.55
29	3856 NW 177th Court	SALE PENDING	105.2'	Walk-out	960.55
30	3892 NW 177th Court	SALE PENDING	95'	Daylight	969.85
31	3948 NW 177th Court	SALE PENDING	90'	Daylight	969.85
32	3954 NW 177th Court	SALE PENDING	90'	Standard (level)	969.85
33	3960 NW 177th Court	SALE PENDING	90'	Standard (level)	
34	3968 NW 177th Court	SALE PENDING	90'	Standard (level)	
35	3974 NW 177th Court	\$125,000	90'	Standard (level)	
36	3988 NW 177th Court	SALE PENDING	90'	Standard (level)	
37	17792 Valleyview Dr./3994 NW 177th Ct	SALE PENDING	111.3'	Walk-out	
38	17836 Valleyview Drive	SALE PENDING	85'	Walk-out	
39	7874 Valleyview Dr./4027 Westgate Pkw	SALE PENDING	145'	Walk-out	
40	3981 Westgate Pkwy	SALE PENDING	85'	Walk-out	
41	<b>SOLD</b>				
42	3954 Westgate Pkwy	SALE PENDING	95'	Walk-out	
43	3972 Westgate Pkwy	SALE PENDING	95'	Walk-out	
44	7892 Valleyview Dr./3998 Westgate Pkw	SALE PENDING	136.3'	Walk-out	
45-46	<b>SOLD</b>				
47	17865 Valleyview Drive	SALE PENDING	80'	Standard (level)	1005.45
48	17829 Valleyview Drive	SALE PENDING	80'	Standard (level)	
49	17795 Valleyview Drive	SALE PENDING	80'	Standard (level)	
50	17773 Valleyview Drive	SALE PENDING	80'	Standard (level)	
51	17763 Valleyview Drive	SALE PENDING	80'	Standard (level)	
52	<b>SOLD</b>				
53	17725 Valleyview Drive	SALE PENDING	80'	Standard (level)	984.95
54	17661 Valleyview Drive	SALE PENDING	80'	Standard (level)	

Lot #	Address	Price	* Approximate Width at Setback	Grade	Minimum Protection Elevations (MPE)
55	17643 Valleyview Drive	SALE PENDING	80'	Standard (level)	
56	<b>SOLD</b>				
57	17609 Valleyview Drive	SALE PENDING	90'	Standard (level)	974.10
58	4052 NW 175th Street	SALE PENDING	90'	Standard (level)	974.10
59	376 NW 175th St./17566 Hammontree D	SALE PENDING	108'	Standard (level)	974.10
60-61	<b>SOLD</b>				



**Derek Temple**  
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**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: Plat 5**

Lots 1-7, 23-29

Ranch: 2,000 sq. ft.

1 ½ Story: 2,200 sq. ft.

2 Story: 2,400 sq. ft.

Lots 8-22,30-36

Ranch: 1,800 sq. ft.

1 ½ Story: 2,000 sq. ft.

2 Story: 2,200 sq. ft.

Lots 37-61

Ranch: 1,600 sq. ft.

1 ½ Story: 1,800 sq. ft.

2 Story: 2,000 sq. ft.

**Setbacks:**

Lots: 1-38 - Front yard 30', Rear yard 35', Side yard 8'- Total of 16'

Lots: 39-61 - Front yard 30', Rear yard 35' Side yard 7'- Total of 14'

**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.

**~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 9/27/2021