

# SHADOW CREEK PLAT 6 - CLIVE

Lot #	Address	Price	* Approximate Width at Setback	Grade	Minimum Protection Elevations (MPE)
1	3997 NW 179th Ct./17936 Valleyview Dr.	SALE PENDING	103'	Walk-out	
2	3983 NW 179th Court	SALE PENDING	80'	Walk-out	
3	3967 NW 179th Court	SALE PENDING	80'	Walk-out	
4	3943 NW 179th Court	SALE PENDING	80'	Walk-out	993.95
5	3921 NW 179th Court	SALE PENDING	85.3'	Walk-out	993.95
6	3910 NW 179th Court	SALE PENDING	85'	Walk-out	993.95
7	3938 NW 179th Court	SALE PENDING	85'	Walk-out	993.95
8	3956 NW 179th Court	SALE PENDING	80'	Walk-out	993.95
9	3974 NW 179th Court	SALE PENDING	80'	Walk-out	
10	3992 NW 179th Ct./17972 Valleyview Dr.	SALE PENDING	103'	Walk-out	
11	18034 Valleyview Drive	SALE PENDING	85'	Walk-out	
12	18052 Valleyview Drive	SALE PENDING	85'	Walk-out	
13	3949 NW 181st St./18096 Valleyview Dr.	SALE PENDING	103'	Standard (level)	
14	3943 NW 181st Street	SALE PENDING	80'	Standard (level)	
15	3931 NW 181st Street	SALE PENDING	85'	Standard (level)	993.95
16	3917 NW 181st Street	SALE PENDING	85'	Standard (level)	993.95
17	3887 NW 181st Street	SALE PENDING	81.6'	Standard (level)	993.95
18	17991 Creekside Drive	SALE PENDING	81.6'	Standard (level)	993.95
19	17963 Creekside Drive	SALE PENDING	81.6'	Standard (level)	993.95
20	17947 Creekside Drive	SALE PENDING	81.6'	Standard (level)	993.95
21	17925 Creekside Drive	SALE PENDING	81.6'	Standard (level)	993.95
22	17883 Creekside Drive	SALE PENDING	81.6'	Standard (level)	993.95
23	17861 Creekside Drive	SALE PENDING	81.6'	Standard (level)	993.95
24	17827 Creekside Dr./3918 Westgate Pkwy	SALE PENDING	146.2'	Possible Daylight	993.95
25	3946 Westgate Parkway	SALE PENDING	95'	Walk-out	993.95
26	3945 Westgate Parkway	SALE PENDING	85'	Walk-out	
27	3927 Westgate Parkway	SALE PENDING	85'	Walk-out	
28	3905 Westgate Parkway	SALE PENDING	110'	Walk-out	
29	3889 Westgate Parkway	SALE PENDING	85'	Walk-out	
30	3865 Westgate Parkway	SALE PENDING	85'	Walk-out	969.85
31	3857 Westgate Parkway	SALE PENDING	85.2'	Walk-out	969.85
32	3843 Westgate Parkway	SALE PENDING	85'	Walk-out	
33	3821 Westgate Parkway	SALE PENDING	85'	Walk-out	960.55
34	3809 Westgate Parkway	SALE PENDING	85'	Walk-out	960.55
35	3872 Westgate Parkway	\$215,000	90'	Walk-out	
36	17836 Creekside Dr./3894 Westgate Pkwy	\$159,900	144.9'/135.1'	Walk-out	
37	17854 Creekside Drive	SALE PENDING	92.9'	Walk-out	
38	17872 Creekside Drive	SALE PENDING	93'	Walk-out	
39	17914 Creekside Drive	SALE PENDING	93.1'	Walk-out	
40	17932 Creekside Drive	SALE PENDING	93.1'	Walk-out	
41	17956 Creekside Drive	\$259,900	92.9'	Walk-out	
42	17972 Creekside Drive	\$259,900	92.9'	Walk-out	
43	18006 Creekside Drive	SALE PENDING	92.9'	Walk-out	
44	18018 Creekside Drive	\$249,900	92.9'	Walk-out	
45	3854 NW 181st Street	\$259,900	93'	Walk-out	
46	3892 NW 181st Street	SALE PENDING	100'	Walk-out	
47	3934 NW 181st Street	\$259,900	100'	Walk-out	
48	3940 NW 181st Street	\$259,900	100'	Walk-out	
49	3948 NW 181st Street	\$249,900	100'	Walk-out	
50	3962 NW 181st Street	\$249,900	100'	Walk-out	
51	3974 NW 181st Street	SALE PENDING	85'	Walk-out	
52	3992 NW 181st Street	SALE PENDING	85'	Walk-out	
53	4010 NW 181st Street	SALE PENDING	85'	Walk-out	
54	4038 NW 181st Street	SALE PENDING	85'	Walk-out	
55	4056 NW 181st Street	SALE PENDING	82.1'	Walk-out	
56	4074 NW 181st Street	SALE PENDING	82.1'	Walk-out	990.95
57	4092 NW 181st Street	SALE PENDING	82.1'	Walk-out	990.95
58	4116 NW 181st Street	SALE PENDING	82.1'	Walk-out	990.95
59	4134 NW 181st Street	SALE PENDING	82.1'	Walk-out	990.95
60	4152 NW 181st Street	\$189,900	81.9'	Walk-out	990.95
61	18190 Tanglewood Dr./4174 NW 181st St.	SALE PENDING	103'	Walk-out	
62	18210 Tanglewood Drive	SALE PENDING	84.5'	Walk-out	
63	18234 Tanglewood Drive	SALE PENDING	84.5'	Walk-out	990.95
64	18256 Tanglewood Drive	SALE PENDING	90'	Walk-out	990.95
65	18272 Tanglewood Drive	SALE PENDING	85'	Walk-out	990.95

Lot #	Address	Price	* Approximate Width at Setback	Grade	Minimum Protection Elevations (MPE)
66	18316 Tanglewood Drive	SALE PENDING	81.1'	Walk-out	
67	18338 Tanglewood Drive	SALE PENDING	80.6'	Walk-out	
68	18354 Tanglewood Drive	SALE PENDING	80.8'	Walk-out	
69	18372 Tanglewood Drive	\$129,900	103'	Walk-out	
70	18381 Tanglewood Drive	SALE PENDING	103'	Standard (level)	1006.80
71	18363 Tanglewood Drive	SALE PENDING	75.3'	Standard (level)	1006.80
72	18345 Tanglewood Drive	SALE PENDING	75'	Standard (level)	1006.80
73	18328 Tanglewood Drive	SALE PENDING	75'	Standard (level)	1006.80
74	18281 Tanglewood Drive	SALE PENDING	85'	Standard (level)	1006.80
75	18265 Tanglewood Drive	SALE PENDING	85'	Standard (level)	1006.80
76	18243 Tanglewood Drive	SALE PENDING	75'	Standard (level)	1006.80
77	18227 Tanglewood Drive	SALE PENDING	75'	Standard (level)	1006.80
78	18197 Tanglewood Dr./4198 NW 181st St	SALE PENDING	95.2'	Standard (level)	1006.80
79	4203 NW 181st St./18145 Tanglewood Dr.	SALE PENDING	98'	Standard (level)	1009.65
80	4179 NW 181st St./18148 Tanglewood Dr.	SALE PENDING	98'	Possible Daylight	1008.05
81	4143 NW 181st St./18147 Townsend Dr.	SALE PENDING	98'	Possible Daylight	1008.05
82	18123 Townsend Drive	SALE PENDING	75'	Daylight	1008.05
83	4109 NW 181st St/ 19132 Townsend Dr	SALE PENDING	81.8'	Standard (level)	1008.45
84	4081 NW 181st Street	SALE PENDING	81.8'	Standard (level)	1008.45
85	4063 NW 181st Street	SALE PENDING	81.8'	Standard (level)	1008.45
86	4047 NW 181st Street	SALE PENDING	81.8'	Standard (level)	1008.45
87	4025 NW 181st Street	SALE PENDING	81.6'	Standard (level)	
88	4009 NW 181st Street	SALE PENDING	81.8'	Standard (level)	1001.85
89	3997 NW 181st Street	SALE PENDING	103'	Standard (level)	1001.85
90	3985 NW 181st St./18089 Valleyview Dr.	SALE PENDING	103'	Standard (level)	1001.00
91	18063 Valleyview Drive	SALE PENDING	82.3'	Standard (level)	1001.85
92	18047 Valleyview Drive	SALE PENDING	82.3'	Standard (level)	
93	18025 Valleyview Drive	SALE PENDING	82.3'	Standard (level)	
94	17983 Valleyview Drive	SALE PENDING	82.3'	Standard (level)	
95	17967 Valleyview Drive	SALE PENDING	82.3'	Standard (level)	
96	17945 Valleyview Drive	SALE PENDING	82.3'	Standard (level)	
97	17931 Valleyview Drive	SALE PENDING	82.3'	Standard (level)	

**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 6**

Lots 1-34, 61-97

Ranch: 1,600 sq. ft.  
1 ½ story: 1,800 sq. ft.  
2 story: 2,000 sq. ft.

Lots 35-42, 51-60

Ranch: 1,800 sq. ft.  
1 ½ story: 2,000 sq. ft.  
2 story: 2,200 sq. ft.

Lots 43-50

Ranch: 2,000 sq. ft.  
1 ½ story: 2,200 sq. ft.  
2 story: 2,400 sq. ft.

**Set Backs:**

Lots:1-23, 37-60, 84-97 - Front yard 30', Rear yard 35', Side yard 8'  
Lots: 24-26, 30-36, 61-83 - Front yard 30', Rear yard 35' Side yard 7'  
Lot: 28 - Front yard 25', Rear yard 35', Side yard 7'  
Lots: 27 and 29 - Front yard 35', Rear yard 35', Side yard 7'

**Check out the website for all up to date sales information - [www.vistalots.com](http://www.vistalots.com)**



**Derek Temple** Cell: 515-778-2601  
**Dave Harmeyer** Cell: 515-554-4151

\* 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 9/27/2021