

# 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	\$269,000	100'	Walk-out	
3	17529 Townsend Drive	\$279,000	100'	Walk-out	
4	17487 Townsend Drive	\$325,000	110'	Walk-out	
5	17451 Townsend Drive	\$350,000	110'	Walk-out	
6	17454 Townsend Drive	\$350,000	104.7'	Walk-out	
7	17486 Townsend Drive	\$225,000	100'	Walk-out	
8	17530 Townsend Dr./ 4153 NW 175th St.	\$159,000	108'	Walk-out	
9	4127 NW 175th Street	\$195,000	90'	Walk-out	
10	4083 NW 175th Street	\$225,000	90'	Walk-out	
11	4065 NW 175th Street	\$225,000	90'	Walk-out	
12	4057 NW 175th Street	\$225,000	90'	Walk-out	
13	4049 NW 175th Street	\$215,000	100'	Walk-out	
14	17600 Valleyview Drive	\$210,000	100'	Walk-out	
15	17618 Valleyview Drive	\$199,500	90'	Walk-out	
16	17636 Valleyview Drive	\$199,500	90'	Walk-out	
17	17654 Valleyview Drive	\$185,000	90'	Walk-out	
18	17672 Valleyview Drive	\$175,000	90'	Walk-out	
19	17738 Valleyview Drive	\$159,000	90'	Walk-out	
20	17754 Valleyview Dr./4047 NW 177th Court	\$95,000	108'	Walk-out	
21	3991 NW 177th Court	\$139,000	90'	Walk-out	
22	3983 NW 177th Court	\$159,000	90'	Walk-out	
23	3965 NW 177th Court	\$179,000	95'	Walk-out	
24	3957 NW 177th Court	\$189,000	95'	Walk-out	
25	3949 NW 177th Court	\$189,000	95'	Walk-out	
26	3921 NW 177th Court	\$225,000	110'	Walk-out	
27	3891 NW 177th Court	\$275,000	109.7'	Walk-out	
28	3834 NW 177th Court	\$275,000	99.7'	Walk-out	960.55
29	3856 NW 177th Court	\$199,900	105.2'	Walk-out	960.55
30	3892 NW 177th Court	\$135,000	95'	Daylight	969.85
31	3948 NW 177th Court	\$135,000	90'	Daylight	969.85
32	3954 NW 177th Court	\$129,900	90'	Standard (level)	969.85
33	3960 NW 177th Court	\$129,900	90'	Standard (level)	
34	3968 NW 177th Court	\$129,900	90'	Standard (level)	
35	3974 NW 177th Court	\$125,000	90'	Standard (level)	
36	3988 NW 177th Court	\$120,000	90'	Standard (level)	
37	17792 Valleyview Dr./3994 NW 177th Ct.	\$95,000	111.3'	Walk-out	
38	17836 Valleyview Drive	\$115,000	85'	Walk-out	
39	17874 Valleyview Dr./4027 Westgate Pkwy	\$92,500	145'	Walk-out	
40	3981 Westgate Pkwy	\$105,000	85'	Walk-out	
41	3963 Westgate Pkwy	\$105,000	85'	Walk-out	
42	3954 Westgate Pkwy	\$99,500	95'	Walk-out	
43	3972 Westgate Pkwy	\$99,500	95'	Walk-out	
44	3998 Valleyview Dr./17892 Westgate Pkwy	\$89,900	136.3'	Walk-out	
45	17925 Valleyview Dr./4032 Westgate Pkwy	\$87,500	135'	Standard (level)	
46	17883 Valleyview Dr./4045 Westgate Pkwy	\$92,500	135'	Walk-out	1005.45
47	17865 Valleyview Drive	\$92,500	80'	Standard (level)	1005.45
48	17829 Valleyview Drive	\$92,500	80'	Standard (level)	
49	17795 Valleyview Drive	\$92,500	80'	Standard (level)	
50	17773 Valleyview Drive	\$92,500	80'	Standard (level)	
51	17763 Valleyview Drive	\$92,500	80'	Standard (level)	
52	17747 Valleyview Drive	\$92,500	80'	Standard (level)	984.95

Lot #	Address	Price	* Approximate Width at Setback	Grade	Minimum Protection Elevations (MPE)
53	17725 Valleyview Drive	\$92,500	80'	Standard (level)	984.95
54	17661 Valleyview Drive	\$92,500	80'	Standard (level)	
55	17643 Valleyview Drive	\$92,500	80'	Standard (level)	
56	17627 Valleyview Drive	\$92,500	85'	Standard (level)	974.10
57	17609 Valleyview Drive	\$92,500	90'	Standard (level)	974.10
58	4052 NW 175th Street	\$92,500	90'	Standard (level)	974.10
59	4076 NW 175th St./17566 Hammontree Dr.	\$89,000	108'	Standard (level)	974.10
60	4130 NW 175th St./17569 Hammontree Dr.	\$85,000	103'	Standard (level)	982.40
61	4154 NW 175th St./ 17566 Townsend Dr.	\$97,500	108'	Walk-out	982.40



**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: 2,000 sq. ft.  
2 story: 2,200 sq. ft.

**Setbacks:**

Lots: 1-38 - Front yard 30', Rear yard 35', Side yard 8'  
Lots: 39-61 - Front yard 30', Rear yard 35' Side yard 7'

\* 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 11/18/2020