

## Shadow Valley Lots Available

Phase	Lot	Note	Street Address	Sq Ft	Acres	Price	Special Features
3	1		5212 Osage Creek Road	20,988	.48	100,000	Golf Course Frontage View of #18 Green Ideal for Walkout Basement
3	7		7101 Hillcrest Court	17,054	.39	77,500	Ideal for Walkout Basement Corner Lot
4	33A	1	5508 Turnberry Road			56,750	Golf Course Frontage View of # 5 Fairway
4	34A	1	5510 Turnberry Road			56,750	Golf Course Frontage View of # 5 Fairway
6	31	5	7014 Inglewood Drive	25,103	.58	85,000	Ideal for Walkout Basement
6	32		7016 Inglewood Drive	23,600	.54	85,000	Ideal for Walkout Basement
7	2	2	6803 Altamonte Circle	13,651	.31	80,000	Ideal for Walkout Basement
7	11	3	5411 Altamonte Road	12,538	.29	80,000	Ideal for Walkout Basement Corner Lot
7	12	3	5409 Altamonte Road	11,442	.26	75,000	Ideal for Walkout Basement
7	13	3	5407 Altamonte Road	11,050	.25	75,000	Ideal for Walkout Basement
7	14	3	5405 Altamonte Road	10,843	.25	77,500	Ideal for Walkout Basement Corner Lot
7	18		5412 Altamonte Road	16,639	.38	100,000	Golf Course Frontage View of #7 Fairway View of Spring Lake Ideal for Walkout Basement
7	19	2	6901 Altamonte Drive	12,696	.29	95,000	Spring Lake Frontage View of #9 Fairway Ideal for Walkout Basement Corner Lot
7	34	4	5507 Altamonte Road	14,242	.33	85,000	Ideal for Walkout Basement Corner Lot
7	45		5504 Altamonte Road	12,893	.30	92,500	Golf Course Frontage View of #7 Fairway
7	46		5506 Altamonte Road	14,534	.33	95,000	Golf Course Frontage View of #7 Fairway Ideal for Walkout Basement
7	160-1		7024 Shadow Valley Road	15,300	.35	90,000	Golf Course Frontage View of #8 & #9 Greens View of # 9 Fairway View of Spring Lake
7	160-2		7022 Shadow Valley Road	11,875	.27	100,000	Golf Course Frontage View of #9 Green View of #9 Fairway View of Spring Lake
8	9		7028 W Brookview Road	5,000	.11	44,500	Shadow Valley Brook Frontage
8	33	5	5227 S Brookhaven Street	4,300	.10	45,500	Corner Lot
8	34	5	5225 S Brookhaven Street	4,300	.10	44,500	

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8	35	5	5223 S Brookhaven Street	4,300	.10	44,500	
8	36	5	5221 S Brookhaven Street	4,300	.10	44,500	
8	40	5	5213 S Brookhaven Street	4,300	.10	44,500	
8	41	5	5211 S Brookhaven Street	4,300	.10	44,500	
8	43	5	5207 S Brookhaven Street	4,300	.10	44,500	
8	44	5	5205 S Brookhaven Street	4,300	.10	44,500	
8	45A	5	5203 S Brookhaven Street	5,386	.12	44,500	
8	49	5	5204 S Brookmere Street	4,300	.10	44,500	
8	50	5	5206 S Brookmere Street	4,300	.10	44,500	
8	53	5	5212 S Brookmere Street	4,300	.10	44,500	
8	55	5	5216 S Brookmere Street	4,300	.10	44,500	
8	56	5	5218 S Brookmere Street	4,300	.10	44,500	
8	57	5	5220 S Brookmere Street	4,300	.10	44,500	
8	60		5226 S Brookmere Street	4,300	.10	45,500	Corner Lot
8	69		5217 S Brookmere Street	4,200	.10	43,536	
8	70		5219 S Brookmere Street	4,200	.10	43,529	
8	71		7013 W Brookridge Road	5,844	.13	42,000	Corner Lot
8	72		7011 W Brookridge Road	10,500	.24	44,385	
9	3	5	4809 S Inglewood Rd	10,890	.25	75,000	Ideal for Walkout Basement
9	6	5	4803 S Inglewood Rd	11,999	.28	76,000	
9	9	5	4711 S Inglewood Rd	12,197	.28	76,000	
<b>Scenic Lot - Lot with Special Restrictions to Preserve the Scenic Beauty of the Community</b>							
<b>Note 1</b>	A Golf Villa lot. Grounds Maintenance provided by The Golf Villas at Shadow Valley POA						
<b>Note 2</b>	Owner shall have the right to maintain the property between their rear lot line & Spring Lake as part of their yard. This right does not include the building or installing of permanent structures.						
<b>Note 3</b>	Rear Yards shall be fenced with Wrought Iron except for 3' bordering Altamonte Circle. There shall be a gate for access to Altamonte Circle. Driveway Access shall be from Altamonte Road only except for Lots 11 & 14 for which access will be allowed from Altamonte Circle for side-entry garages						
<b>Note 4</b>	Rear Yard shall be fenced with Wrought Iron except for 3' bordering Altamonte Drive. There shall be a gate for access to Altamonte Drive.						
<b>Note 5</b>	A Customer or one of the Shadow Valley Builders has been granted a limited First Right of Refusal. Contact one of the Developers for status.						
<b>Information, Availability &amp; Prices Subject To Change Without Notice</b>							
<b>Contact Charles Reaves - 479-61-9203 or Rich Reaves - 479-903-4141</b>							