



Arcadia Trails

New Model Open | New Phase Available

124 WHISTLING DUCK DR · BALCH SPRINGS, TX 75181

AVAILABLE HOMES



Move-In Ready

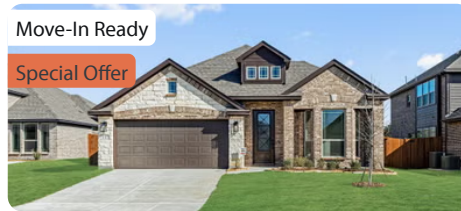
Special Offer

112 Woodlands Way

BALCH SPRINGS, TX 75181
ARCADIA TRAILS CLASSIC 60
CYPRESS II FLOOR PLAN

2,458 **4** **3** **2**
SQUARE FEET BEDS BATHS GARAGE

WAS ~~\$439,990~~ NOW **\$429,990**



Move-In Ready

Special Offer

117 Red Cedar Court

BALCH SPRINGS, TX 75181
ARCADIA TRAILS CLASSIC 60
CYPRESS II FLOOR PLAN

2,462 **4** **3** **2**
SQUARE FEET BEDS BATHS GARAGE

WAS ~~\$445,990~~ NOW **\$429,990**



Move-In Ready

Special Offer

121 Red Cedar Court

BALCH SPRINGS, TX 75181
ARCADIA TRAILS CLASSIC 60
DOGWOOD III FLOOR PLAN

2,333 **4** **3** **2**
SQUARE FEET BEDS BATHS GARAGE

WAS ~~\$439,990~~ NOW **\$434,990**



Model Home For Sale

123 Emperor Oak Court

BALCH SPRINGS, TX 75181
ARCADIA TRAILS CLASSIC 60
CARAWAY FLOOR PLAN

2,519 **3** **3** **2**
SQUARE FEET BEDS BATHS GARAGE

PRICED FROM **\$490,000**



Model Home For Sale

121 Emperor Oak Court

BALCH SPRINGS, TX 75181
ARCADIA TRAILS CLASSIC 50
HAWTHORNE II FLOOR PLAN

2,759 **4** **3** **2**
SQUARE FEET BEDS BATHS GARAGE

PRICED FROM **\$500,000**



Available 8/25

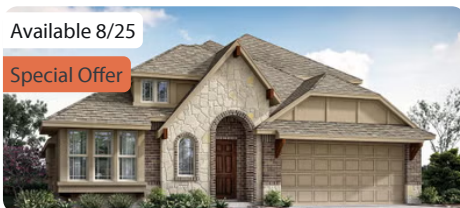
Special Offer

117 Whistling Duck Drive

BALCH SPRINGS, TX 75181
ARCADIA TRAILS CLASSIC 50
CYPRESS FLOOR PLAN

2,038 **4** **2** **2**
SQUARE FEET BEDS BATHS GARAGE

WAS ~~\$411,647~~ NOW **\$398,990**



Available 8/25

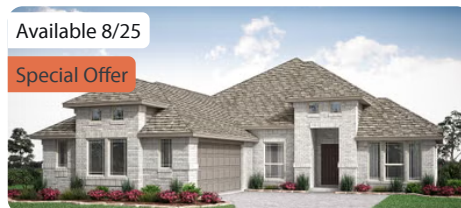
Special Offer

111 Whistling Duck Drive

BALCH SPRINGS, TX 75181
ARCADIA TRAILS CLASSIC 60
CYPRESS II FLOOR PLAN

2,459 **4** **3** **2**
SQUARE FEET BEDS BATHS GARAGE

WAS ~~\$458,364~~ NOW **\$438,364**



Available 8/25

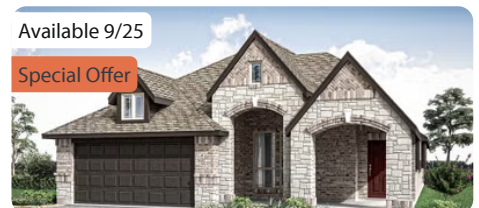
Special Offer

104 Whistling Duck Drive

BALCH SPRINGS, TX 75181
ARCADIA TRAILS CLASSIC 60
ROCKCRESS FLOOR PLAN

2,253 **4** **3** **2**
SQUARE FEET BEDS BATHS GARAGE

WAS ~~\$448,811~~ NOW **\$439,990**



Available 9/25

Special Offer

109 Whistling Duck Drive

BALCH SPRINGS, TX 75181
ARCADIA TRAILS CLASSIC 50
DOGWOOD FLOOR PLAN

1,840 **3** **2** **2**
SQUARE FEET BEDS BATHS GARAGE

WAS ~~\$399,000~~ NOW **\$389,990**



Documents generated July 5, 2025. Prices, square footage, features and materials are subject to change at any time without notice and vary among properties. Listed prices are for informational purposes only, are not binding, and do not create any contractual obligation(s). The price of any home is dependent on numerous factors, all of which are unique to a specific home, and is not guaranteed until specified in a binding contract. Pricing of elevations and additional optional beds/baths vary per plan. Some plans require a premium homesite. Please ask the Community Manager for details. Renderings of homes are artist concepts and may not reflect exact colors and materials.

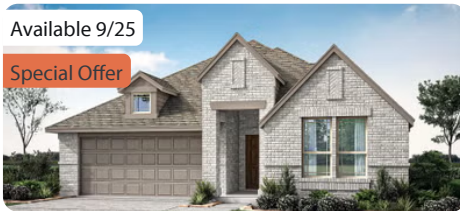


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AVAILABLE HOMES



Available 9/25

Special Offer

119 Whistling Duck Drive

BALCH SPRINGS, TX 75181
ARCADIA TRAILS CLASSIC 50
JASMINE FLOOR PLAN

2,103	4	2.5	2
SQUARE FEET	BEDS	BATHS	GARAGE
WAS \$419,990 NOW \$409,990			



Available 9/25

Special Offer

106 Whistling Duck Drive

BALCH SPRINGS, TX 75181
ARCADIA TRAILS CLASSIC 60
DEWBERRY FLOOR PLAN

2,820	4	3.5	2
SQUARE FEET	BEDS	BATHS	GARAGE
WAS \$489,990 NOW \$479,990			