



# 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  
WAS ~~\$490,000~~ NOW **\$485,990**



Model Home For Sale

### 121 Emperor Oak Court

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

**Sales Model**  
**2,759** **4** **3** **2**  
SQUARE FEET BEDS BATHS GARAGE  
WAS ~~\$500,000~~ NOW **\$495,990**



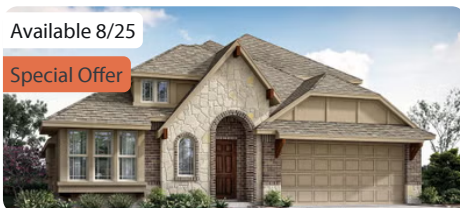
Available 8/25

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**



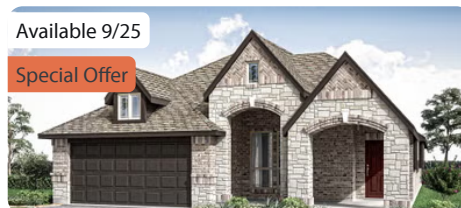
Available 8/25

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 ~~\$450,364~~ NOW **\$438,364**



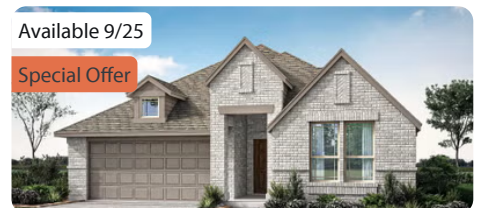
Available 9/25

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 ~~\$300,000~~ NOW **\$389,990**



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 ~~\$410,000~~ NOW **\$409,990**



Documents generated Jul 5, 2024. All floor plans, square footage, features, and materials are subject to change at any time without notice and vary among our communities.

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.

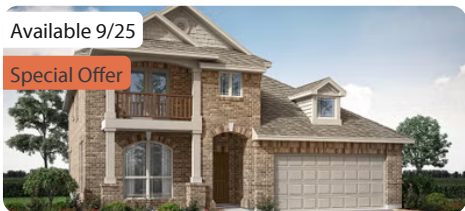


# Arcadia Trails

New Model Open | New Phase Available

124 WHISTLING DUCK DR • BALCH SPRINGS, TX 75181

## AVAILABLE HOMES



Available 9/25

Special Offer

### 106 Whistling Duck Drive

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

<b>2,820</b>	<b>4</b>	<b>3.5</b>	<b>2</b>
SQUARE FEET	BEDS	BATHS	GARAGE
WAS <del>\$489,990</del> NOW <b>\$479,990</b>			



Available 10/25

### 113 Whistling Duck Drive

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

<b>2,521</b>	<b>3</b>	<b>3</b>	<b>2</b>
SQUARE FEET	BEDS	BATHS	GARAGE
WAS <del>\$475,449</del> NOW <b>\$459,990</b>			