



# Arcadia Trails

New Phase Now Selling

121 EMPEROR OAK COURT • BALCH SPRINGS, TX 75181

## AVAILABLE HOMES



MOVE-IN READY

### 119 Emperor Oak Court

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

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

WAS ~~\$429,990~~ NOW **\$424,990**



AVAILABLE AUGUST 2025

### 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 SEPTEMBER 2025

### 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**



MOVE-IN READY

### 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

### 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**



AVAILABLE AUGUST 2025

### 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 AUGUST 2025

### 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**



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