



# 117 Whistling Duck Drive

**BALCH SPRINGS, TX 75181**
**ARCADIA TRAILS CLASSIC 50**
**CYPRESS FLOOR PLAN**
**PRICED AT**
~~\$411,647~~ **\$398,990**
**2038**
**SQUARE FEET**
**4**
**BEDROOMS**
**2.0**
**BATHROOMS**
**2**
**CAR GARAGE**
**Available August 2025**
**Special Offer**

**ELEVATION D**

**\$10K towards Closing Costs!** Step into timeless style and everyday comfort with the Bloomfield Cypress, a beautifully crafted single-story home that pairs functionality with thoughtful design and offers excellent value in Phase 2 of Arcadia Trails. Set on a quiet interior lot with no PID or MUD, this residence showcases a charming brick facade and a distinctive 8' Woodcraft Front Door that hints at the quality within. The open-concept layout features 4 spacious bedrooms and a private Study with double doors just off the entry, ideal for remote work or quiet retreat. Upgraded laminate wood floors stretch through the main living areas, kitchen, and Study, enhancing the home's warm, inviting feel. The Deluxe Kitchen is a standout, equipped with Maple Shaker cabinets topped with Santa Cecelia Granite, pot and pan drawers, stainless steel appliances, and a stylish wood vent hood over a gas cooktop, anchored by a generous island for effortless entertaining. The Primary Suite offers a peaceful escape with a bay window, spa-inspired bath, and expansive walk-in closet, while the secondary bedrooms ensure versatility. With a tankless water heater for efficiency, a full sprinkler system, and lush landscaping with stone-edged beds, this home is as practical as it is beautiful. A covered patio provides a perfect place to unwind, and with a fall completion planned, now is the time to secure your spot in this amenity-rich community featuring a scenic playground and pool.

