


**COMMUNITY SALES MANAGER**
**John Gill**
**CELL: (682) 445-8530**
**SALES OFFICE: (682) 900-3668**

# Dewberry III

**CLASSIC SERIES**

## ARCADIA TRAILS CLASSIC 50

124 WHISTLING DUCK DRIVE, BALCH SPRINGS, TX 75181

**HOMES FROM  
\$455,990**
**3,261  
SQUARE FEET**
**5  
BEDROOMS**
**3.5  
BATHROOMS**
**2  
CAR GARAGE**

**ELEVATION A**

**ELEVATION AS**

**ELEVATION C**

**ELEVATION CS**

**ELEVATION D**


Document generated Jan 15, 2026. Prices, plans, square footage, features, amenities and materials are subject to change at any time without notice and vary among 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 varies per plan. Some plans require a premium homesite. Renderings of homes are artist concepts and may not reflect exact colors and materials. Verify current tax rates & jurisdictions with the appropriate taxing authority.



**COMMUNITY SALES MANAGER**

John Gill

CELL: (682) 445-8530

SALES OFFICE: (682) 900-3668

# Dewberry III

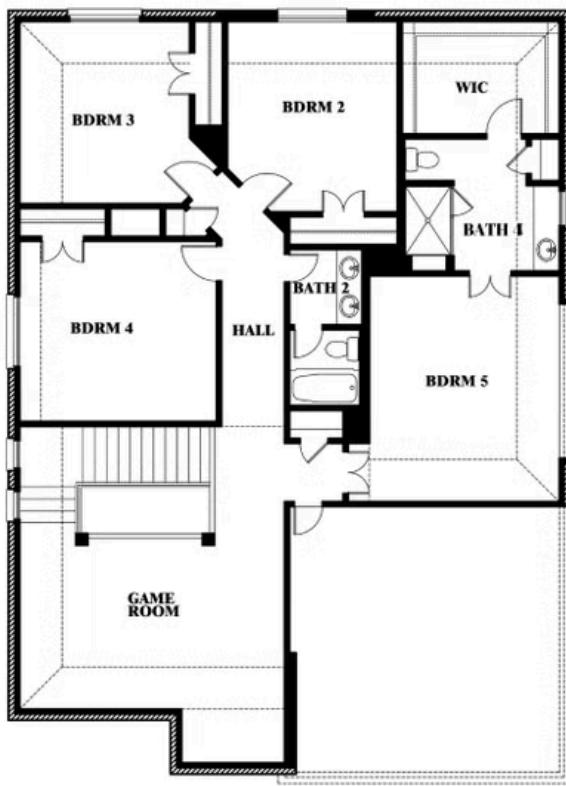
## DEWBERRY III FLOOR PLAN

## ARCADIA TRAILS CLASSIC 50

124 WHISTLING DUCK DRIVE, BALCH SPRINGS, TX 75181



## Dewberry III



This brochure is for general informational purposes and is to be used as a guide only. Changes may be made during the development process and floor plans, dimensions, fixtures, fittings, finishes and specifications are subject to change without notice. Window placement, balcony configuration, wardrobe sizes and living areas may vary slightly within each plan type. EQUAL HOUSING OPPORTUNITY.



Document generated Jan 15, 2026. Prices, plans, square footage, features, amenities and materials are subject to change at any time without notice and vary among 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 varies per plan. Some plans require a premium homesite. Renderings of homes are artist concepts and may not reflect exact colors and materials. Verify current tax rates & jurisdictions with the appropriate taxing authority.



**COMMUNITY SALES MANAGER**

John Gill

CELL: (682) 445-8530

SALES OFFICE: (682) 900-3668

# Dewberry III

OPT JACK & JILL BATH AT BEDROOM 2 & 5

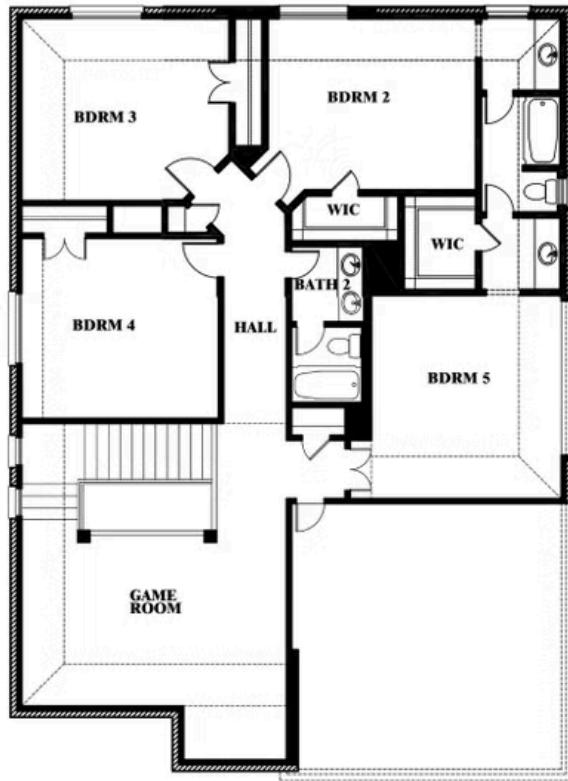


## ARCADIA TRAILS CLASSIC 50

124 WHISTLING DUCK DRIVE, BALCH SPRINGS, TX 75181

### Dewberry III

Opt. Jack & Jill Bath at Bedroom 2 & 5



This brochure is for general informational purposes and is to be used as a guide only. Changes may be made during the development process and floorplans, dimensions, fixtures, fittings, finishes and specifications are subject to change without notice. Window placement, balcony configuration, wardrobe sizes and living areas may vary slightly within each plan type. EQUAL HOUSING OPPORTUNITY



Document generated Jan 15, 2026. Prices, plans, square footage, features, amenities and materials are subject to change at any time without notice and vary among 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 varies per plan. Some plans require a premium homesite. Renderings of homes are artist concepts and may not reflect exact colors and materials. Verify current tax rates & jurisdictions with the appropriate taxing authority.



**COMMUNITY SALES MANAGER**

John Gill

CELL: (682) 445-8530

SALES OFFICE: (682) 900-3668

# Dewberry III

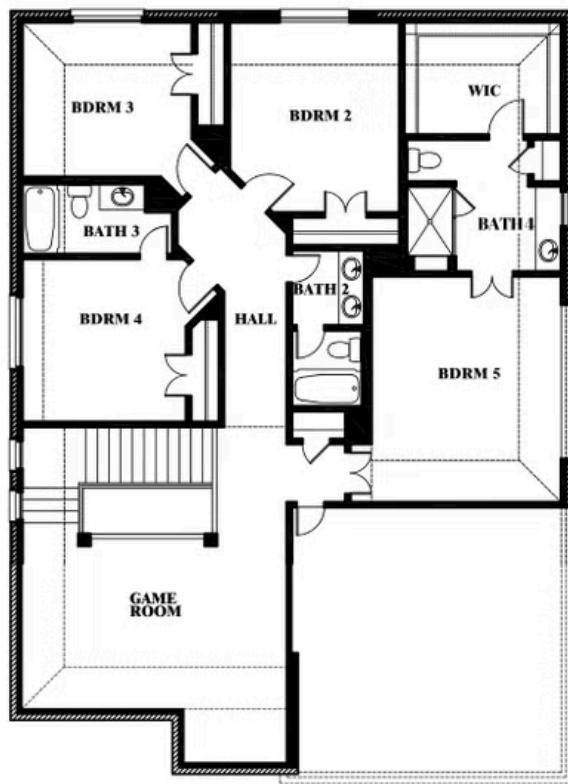
OPT BATH 3 ENSUITE

**BLOOMFIELD**  
**HOMES**

**ARCADIA TRAILS CLASSIC 50**

124 WHISTLING DUCK DRIVE, BALCH SPRINGS, TX 75181

**Dewberry III**  
Opt. Bath 3 Ensuite



This brochure is for general informational purposes and is to be used as a guide only. Changes may be made during the development process and floorplans, dimensions, fixtures, fittings, finishes and specifications are subject to change without notice. Window placement, balcony configuration, wardrobe sizes and living areas may vary slightly within each plan type. EQUAL HOUSING OPPORTUNITY



Document generated Jan 15, 2026. Prices, plans, square footage, features, amenities and materials are subject to change at any time without notice and vary among 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 varies per plan. Some plans require a premium homesite. Renderings of homes are artist concepts and may not reflect exact colors and materials. Verify current tax rates & jurisdictions with the appropriate taxing authority.



**COMMUNITY SALES MANAGER**

John Gill

CELL: (682) 445-8530

SALES OFFICE: (682) 900-3668

# Dewberry III

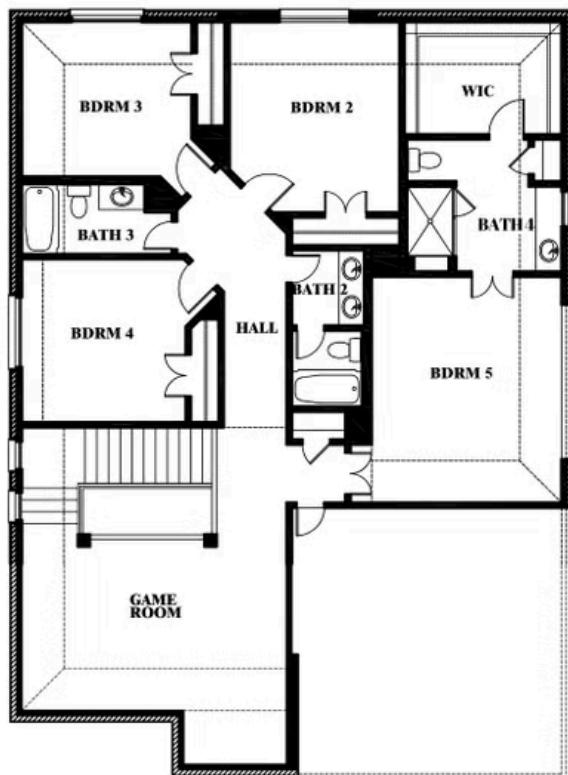
OPT BATH 3

## ARCADIA TRAILS CLASSIC 50

124 WHISTLING DUCK DRIVE, BALCH SPRINGS, TX 75181



**Dewberry III**  
Opt. Bath 3



This brochure is for general informational purposes and is to be used as a guide only. Changes may be made during the development process and floor plans, dimensions, fixtures, fittings, finishes and specifications are subject to change without notice. Window placement, balcony configuration, wardrobe sizes and living areas may vary slightly within each plan type. EQUAL HOUSING OPPORTUNITY.



Document generated Jan 15, 2026. Prices, plans, square footage, features, amenities and materials are subject to change at any time without notice and vary among 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 varies per plan. Some plans require a premium homesite. Renderings of homes are artist concepts and may not reflect exact colors and materials. Verify current tax rates & jurisdictions with the appropriate taxing authority.