



Dewberry III

CLASSIC SERIES

HOMES FROM
\$455,990

ARCADIA TRAILS CLASSIC 50

124 WHISTLING DUCK DRIVE, BALCH SPRINGS, TX 75181

3,261
SQUARE FEET

5
BEDROOMS

3.5
BATHROOMS

2
CAR GARAGE

ELEVATION A



ELEVATION AS



ELEVATION AS

ELEVATION C



ELEVATION C

ELEVATION CS



ELEVATION CS

ELEVATION D



ELEVATION D





Dewberry III

ARCADIA TRAILS CLASSIC 50

124 WHISTLING DUCK DRIVE, BALCH SPRINGS, TX 75181

DEWBERRY III FLOOR PLAN



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.





Dewberry III

ARCADIA TRAILS CLASSIC 50

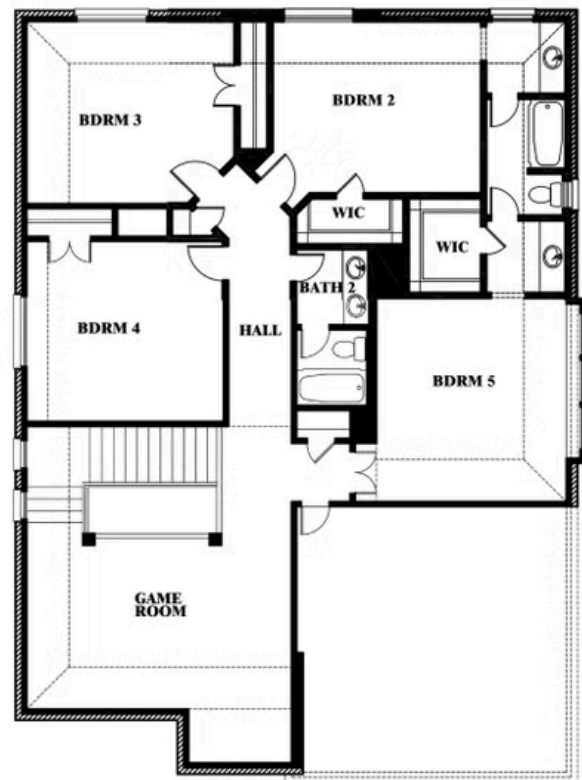
124 WHISTLING DUCK DRIVE, BALCH SPRINGS, TX 75181

OPT JACK & JILL BATH AT BEDROOM 2 & 5



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.



Dewberry III

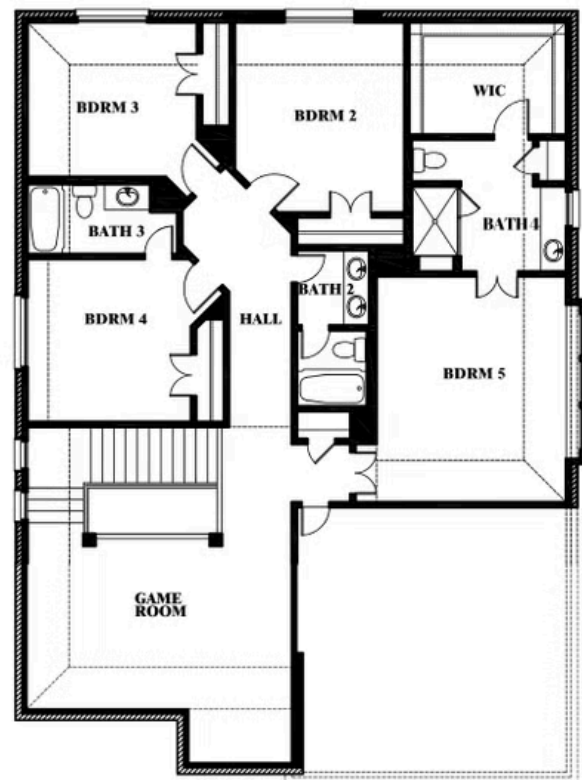
OPT BATH 3 ENSUITE

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





Dewberry III

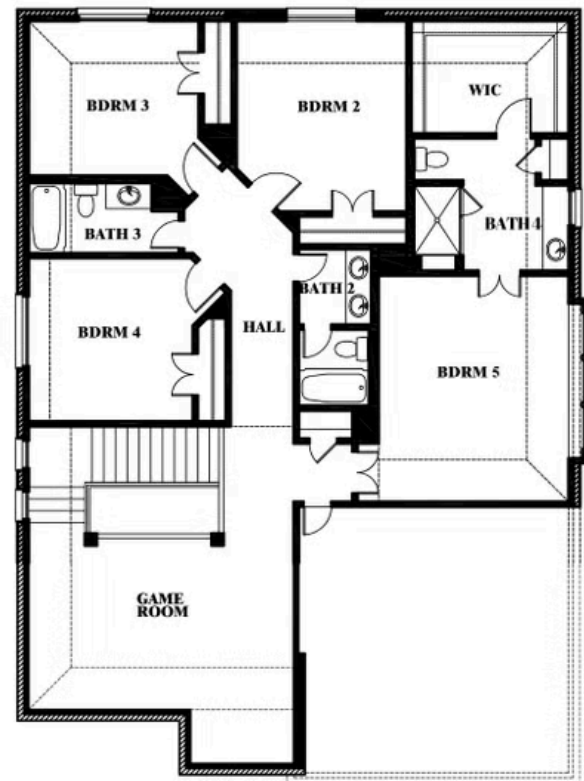
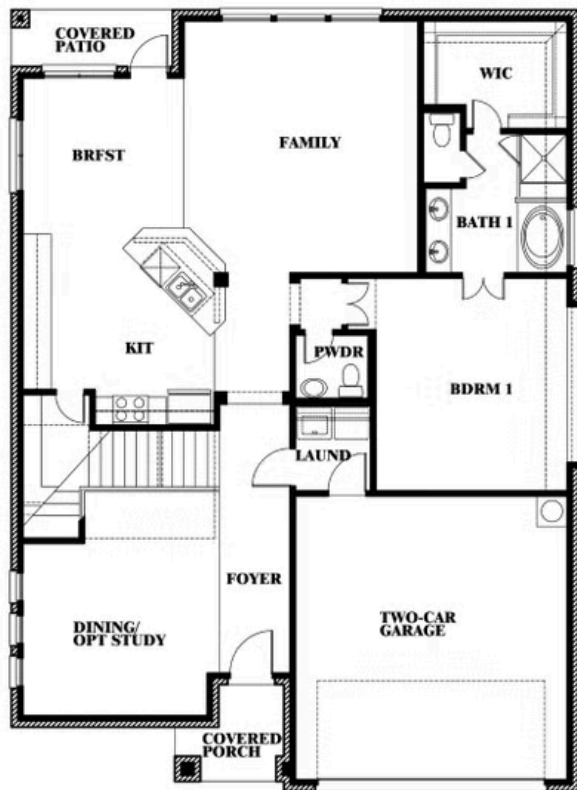
OPT BATH 3

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.

