



109 Whistling Duck Drive

BALCH SPRINGS, TX 75181

ARCADIA TRAILS CLASSIC 50
DOGWOOD FLOOR PLAN

PRICED AT

~~\$399,990~~ **\$379,990**

1840
SQUARE FEET

3
BEDROOMS

2.0
BATHROOMS

2
CAR GARAGE

Under Contract



\$12K towards Closing Costs! Dogwood from Bloomfield offers 3 bedrooms, 2 baths, and a private study, all thoughtfully arranged on an interior lot in Phase 2 that enhances both privacy and curb appeal with its beautiful brick and stone elevation and charming bricked front porch. As you step inside through the striking 8' custom rain glass 5-lite front door, you're welcomed into a refined interior where Wood Laminate floors and Shaker-style cabinetry set a sophisticated tone throughout the open-concept living space. The Study is enclosed by elegant glass French doors, offering both functionality and style. The oversized Covered Front Porch provides the perfect spot to enjoy quiet moments, while the spacious covered patio in the back invites entertaining or relaxing in the expansive outdoor area. A bright Family Room, filled with natural light from a wall of windows, creates a warm and inviting atmosphere. In the Gourmet Kitchen, sleek stainless steel appliances and sparkling Quartz countertops elevate both form and function, enhancing the home's modern appeal. The Primary Suite features a window seat, walk-in closet, and a luxurious 5-piece bath for an added touch of serenity. Additional features such as a tankless water heater add efficiency and value, while the community's low HOA of just \$600 annually provides access to a pool, playground, and scenic walking trails. Visit Bloomfield at Arcadia Trails!

