



# 109 Whistling Duck Drive

PRICED AT  
~~\$399,990~~ **\$389,990**

BALCH SPRINGS, TX 75181

**ARCADIA TRAILS CLASSIC 50**

DOGWOOD FLOOR PLAN

**1840**  
SQUARE FEET

**3**  
BEDROOMS

**2.0**  
BATHROOMS

**2**  
CAR GARAGE

Available September 2025



**\$10K towards Closing Costs!**



Document generated Sep 1, 2025. Prices, plans, square footage, features 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 vary per plan. Some plans require a premium homesite. Please ask the Community Manager for details. Renderings of homes are artist concepts and may not reflect exact colors and materials.



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!