



119 Whistling Duck Drive

BALCH SPRINGS, TX 75181

ARCADIA TRAILS CLASSIC 50
JASMINE FLOOR PLAN

PRICED AT

~~\$419,990~~ **\$389,990**

2103
SQUARE FEET

4
BEDROOMS

2.5
BATHROOMS

2
CAR GARAGE

Under Contract



\$12K towards Closing Costs! Beautifully designed and incredibly well-priced in Phase 2, this single-story Jasmine plan combines comfort and elegance on an oversized lot in the sought-after Arcadia Trails community—just 17 miles from Downtown with established freeway access. Offering 4 spacious bedrooms, 2 full baths, and a convenient powder bath, this home also features a mud room and thoughtful upgrades throughout. The striking all-brick facade is enhanced by fresh landscaping and a beautiful 8' Rain Glass Entry Door that leads into a warm interior with a blend of Laminate Wood and Wood-look Tile floors for a seamless and stylish flow. Large picture windows frame the backyard view, bringing the outdoors in and adding brightness to the open living space. The Gourmet Kitchen impresses with Pure White Shaker cabinets, granite countertops, stainless steel appliances, and a generous island—ideal for any culinary enthusiast. The Owner's Suite offers a private retreat with dual sinks, a spacious shower, and a large walk-in closet, while a tankless water heater adds energy efficiency. With no PID or MUD and HOA dues just around \$600 per year, residents also enjoy access to scenic greenbelts, a community pool, jogging trails, and more. Estimated for September completion—this is your chance to secure exceptional value in one of the area's most vibrant neighborhoods.

