



# 120 Spearmint Street

**BALCH SPRINGS, TX 75181**
**BAYBERRY FLOOR PLAN**

<b>2,820</b> SQUARE FEET	<b>4</b> BEDROOMS	<b>3.5</b> BATHROOMS	<b>2</b> CAR GARAGE
-----------------------------	----------------------	-------------------------	------------------------

**ARCADIA TRAILS CLASSIC 60**
**PRICED AT  
\$473,690**
**\$445,990**
**MODEL HOME • 124 WHISTLING DUCK DR | CYPRESS II  
MODEL HOME • 126 WHISTLING DUCK DR | CARAWAY**


**\*\$12K towards Closing Costs! See community manager for details.\*** The Bayberry is a spacious two-story design offering 4 bedrooms and 3.5 baths, set on an oversized homesite in the Arcadia Trails community. A fully bricked front porch and full rain gutters create a polished exterior, while an upgraded 8-foot rain glass front door adds a modern touch to the home's curb appeal. Just inside the entry, a dedicated study sits at the front of the home, providing a quiet workspace separate from the main living areas. The layout opens into a connected family room, kitchen, and dining area designed for everyday functionality. Quartz countertops highlight the kitchen, paired with ample cabinet space and a practical configuration that supports daily use without excess. 2-inch faux wood blinds are installed throughout, adding privacy and a finished look. The primary suite is located on the first floor and features a spacious bedroom, garden tub, separate glass-enclosed shower, and a walk-in closet, creating a comfortable retreat. The second level expands into a large game room surrounded by 3 secondary bedrooms and 2 full baths, offering flexible space for guests, hobbies, or multi-purpose use, along with access to a second-story balcony that provides additional outdoor living space. Located in Arcadia Trails, residents enjoy access to a community pool, playground, trails, and nearby parks, along with convenient access to I-20 and 635 and zoning to Mesquite ISD. Visit the Bloomfield Homes model in Arcadia Trails to learn more about the Bayberry and see how this versatile plan fits a wide range of lifestyles.

