



106 Spearmint Street

BALCH SPRINGS, TX 75181

CARAWAY FLOOR PLAN

2,521 SQUARE FEET	4 BEDROOMS	3.0 BATHROOMS	2 CAR GARAGE
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ARCADIA TRAILS CLASSIC 60

PRICED AT
~~\$459,990~~

\$449,990

MODEL HOME • 124 WHISTLING DUCK DR | CYPRESS II
MODEL HOME • 126 WHISTLING DUCK DR | CARAWAY

Under Contract



ELEVATION A

3% towards Closing Costs! See community manager for details. 4 bedrooms, 3 baths, and a well-planned one-story layout that utilizes every square foot. The exterior makes a strong first impression with upgraded white brick, added stone accents, full gutters, and an 8-foot custom wood front door. A covered front porch welcomes you inside, where the layout opens to the foyer with secondary bedrooms positioned toward the front of the home for added separation. Continuing past the entry, the central living area flows easily between the family room, kitchen, and breakfast area, creating an open feel that works just as well for everyday routines as it does for hosting. The kitchen is finished with white raised-panel cabinets, granite countertops, and a practical layout that keeps prep space and storage exactly where you need them. Large windows bring in natural light and frame views of the oversized backyard, offering plenty of room for outdoor living, play, or future entertaining. The primary suite includes a spacious bedroom, walk-in closet, linen closet, double vanities, a garden tub, and a separate shower. One secondary bedroom features its own ensuite bath, making it ideal for guests. Additional features include 2-inch faux wood blinds throughout and a 2-car garage with direct access to the utility room. Located in the Arcadia Trails community in Balch Springs, residents enjoy access to neighborhood amenities including a pool, playground, pool house, and neighborhood trails. Visit Bloomfield Homes at Arcadia Trails to see the Caraway in person and explore everything this home has to offer.

