



113 Whisling Duck Drive

BALCH SPRINGS, TX 75181
ARCADIA TRAILS CLASSIC 60
CARAWAY FLOOR PLAN
PRICED AT
~~\$475,449~~ **\$459,990**
2521
SQUARE FEET

3
BEDROOMS

3.0
BATHROOMS

2
CAR GARAGE

Available October 2025



This Caraway Floor Plan is offering 4 bedrooms, 3 full bathrooms, and a 2-car garage, nestled in the inviting Arcadia Trails community featuring a resort-style pool, a charming pool house, and a fun-filled playground perfect for growing families to have plenty to do during the weekends. This beautifully designed home sits on an interior lot and welcomes you with a covered front porch and striking 8-foot front door. At the front of the home, two secondary bedrooms await—one with a private on-suite bath, the others with easy access to a full guest bathroom. Step into an expansive family room with vaulted ceilings and built-in window seats, flowing effortlessly into a bright breakfast area and a well-appointed kitchen complete with a large walk-in pantry. The Primary Suite is a serene retreat offering dual vanities, a relaxing garden tub, separate shower, and a spacious walk-in closet with direct access to the utility room. A thoughtful Mud Room in the utility room adds both style and functionality. Designed for comfort and elegance, the Caraway perfectly blends open-concept living with private luxury. Come see why the Caraway is the perfect blend of comfort, and functionality!

