



# 113 Whistling Duck Drive

**BALCH SPRINGS, TX 75181**
**ARCADIA TRAILS CLASSIC 60**
**CARAWAY FLOOR PLAN**
**PRICED AT**
~~\$475,449~~ **\$444,990**
**2521**  
SQUARE FEET

**4**  
BEDROOMS

**3.0**  
BATHROOMS

**2**  
CAR GARAGE

Move-In Ready


**ELEVATION A**

**\$12K towards Closing Costs!** The Caraway by Bloomfield Homes delivers inviting spaces, thoughtful upgrades, and an open layout in the center of 4 bedrooms and 3 baths. Set in Arcadia Trails, residents enjoy a resort-style pool, charming pool house, and playground! A wide covered front porch with an 8' custom door creates a welcoming first impression, while inside, warm Trinket Oak wood laminate floors extend through the main living areas. The expansive family room features tall ceilings and walls of windows that flood the space with light, flowing seamlessly into a bright breakfast nook and an open kitchen centered around a large island. Outfitted with a large walk-in pantry, shaker-style cabinetry, quartz counters, textured ivory backsplash, and stainless steel appliances! The private primary suite is tucked at the back with a serene bath showcasing 2 individual vanities, a relaxing garden tub, a separate shower, herringbone mosaic accents, and direct access to the laundry room from the generous walk-in closet. At the front, 2 secondary bedrooms share a full bath, while Bedroom 4 was upgraded to a Junior Suite with its own bath attached. Tile upgrades carry through every bath and the utility room, with upgraded carpet in all bedrooms for comfort. A covered rear patio extends your living space outdoors, ideal for relaxing evenings. With a mud area, LED lighting package with dimmers, and a 2-car garage, this Caraway blends everyday comfort with standout style. Visit Bloomfield at Arcadia Trails to see more!

