



# 133 Silverleaf Drive

BALCH SPRINGS, TX 75181

CARAWAY FLOOR PLAN

<b>2,521</b> SQUARE FEET	<b>3</b> BEDROOMS	<b>3.0</b> BATHROOMS	<b>2</b> CAR GARAGE
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**ARCADIA TRAILS CLASSIC 60**PRICED AT  
~~\$484,990~~**\$439,990**MODEL HOME • 124 WHISTLING DUCK DR | CYPRESS II  
MODEL HOME • 126 WHISTLING DUCK DR | CARAWAY

Move-In Ready



**3% towards Closing Costs! See community manager for details.** Thoughtfully designed one-story home on a quiet street, offering 3 bedrooms, 3 full bathrooms, and a 2.5-car garage perfectly placed on a large corner lot in the vibrant Arcadia Trails community. This open-concept layout blends comfort with style, showcasing scratch and water resistant laminate wood floors throughout. The Kitchen features elegant white quartz countertops, white cabinets, stainless steel appliances, and a spacious walk-in pantry ideal for everyday living and entertaining. The bright dining area, enhanced by natural light and built-in window seats, flows into a generous Family Room. The Primary Suite is a true retreat, offering separate vanities, a soaking tub, a bench seat shower, and a large walk-in closet with direct access to the utility room. A private second bedroom suite includes its own full bath, perfect for guests or multigenerational living. The third bedroom is conveniently located near a full hallway bath. A dedicated Media Room offers a flexible space for movie nights and hobbies. Outside, enjoy the curb appeal of an upgraded corner lot, a covered front porch, and attractive landscaping. Residents of Arcadia Trails also enjoy access to amenities including a pool, pool house, and playground. Schedule your private showing today and experience the Caraway's perfect balance of privacy, style, and functionality!

