



# 111 Whistling Duck Drive

BALCH SPRINGS, TX 75181

**ARCADIA TRAILS CLASSIC 60**  
CYPRESS II FLOOR PLAN

PRICED AT

~~\$458,364~~ **\$419,990**

**2459**  
SQUARE FEET

**4**  
BEDROOMS

**3.0**  
BATHROOMS

**2**  
CAR GARAGE

Under Contract



**\$12K towards Closing Costs!** Bloomfield's popular Cypress II plan delivers incredible value with 4 bedrooms plus a Study, open-concept living spaces, and smart design features that maximize light, storage, and flexibility—set on an interior lot with a timeless brick and stone facade. The home enjoys an abundance of natural light that reflects beautifully off the Wood Laminate floors and highlights the Contemporary Package finishes, including Pure White Shaker cabinets, a custom kitchen backsplash, and exotic Granite countertops. A gas cooktop and thoughtful layout elevate the Kitchen, while the flexible Study near the entrance offers a quiet space for work or hobbies. Downstairs hosts three generously sized bedrooms—including a private Primary Suite—and two full baths, while the second level offers a versatile Game Room, fourth bedroom, and a third bath tucked away to create a secluded retreat. Storage is abundant with under-stair space, walk-in closets in every bedroom, a tall primary closet, a walk-in pantry, and a buffet at the dining nook. The separate laundry room with linen closet adds to the home's everyday ease, while comfort continues outdoors with full landscaping, stone-edged flower beds, fresh sod, and a sturdy fenced yard maintained by a full irrigation system. Curb appeal is elevated by an 8' Custom Rain Glass Entry Door and Warwick-style detailing, and community amenities such as a pool, playground, and scenic walking trails complete the picture. Visit Bloomfield's nearby model to see everything this thoughtfully crafted home has to offer—open daily!

