



112 Woodlands Way

BALCH SPRINGS, TX 75181

ARCADIA TRAILS CLASSIC 60

CYPRESS II FLOOR PLAN

PRICED AT

~~\$439,990~~ **\$429,990**

2458
SQUARE FEET

4
BEDROOMS

3.0
BATHROOMS

2
CAR GARAGE



\$10K towards Closing Costs! This luxurious 1.5-story Bloomfield home seamlessly blends craftsmanship and elegance, offering 4 bedrooms and 3 baths on a desirable interior lot with a striking brick and stone facade and black-painted garage and trim that enhances its modern curb appeal. The inviting 8' Custom Rain-Glass Warwick-style front door opens to reveal wood laminate floors, shaker cabinets, and Quartz counters that add sophistication throughout. Expansive windows fill the open-concept living spaces with natural light, highlighting a thoughtfully designed layout that includes a private Study with Glass French doors, a tankless water heater for energy efficiency, and a stylish grey 2x5 picket kitchen backsplash that complements the Gourmet Kitchen's custom cabinetry, SS appliances, gas cooktop, and spacious island perfect for casual seating. A walk-in pantry, large closets, and a buffet at the Breakfast Nook enhance daily functionality, while exterior lighting and an East-facing rear-covered patio provide the perfect outdoor retreat. Upstairs, a versatile Game Room, private bedroom, and full bath offer an ideal guest sanctuary. Residents also enjoy community amenities like a playground and pool. Discover this exceptional home in Arcadia Trails today!

