



COMMUNITY SALES MANAGER

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112 Woodlands Way

BALCH SPRINGS, TX 75181
ARCADIA TRAILS CLASSIC 60

CYPRESS II FLOOR PLAN

PRICED AT \$439,990 \$409,990

2458 SOUARE FEET

4 BEDROOMS 3.0 BATHROOMS

2 CAR GARAGE



§12K 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!

