



John Gill

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## 117 Red Cedar Court

BALCH SPRINGS, TX 75181 ARCADIA TRAILS CLASSIC 60 CYPRESS II FLOOR PLAN

## priced at <del>\$445,990</del> **\$429,990**

| 2462        | 4        |
|-------------|----------|
| SQUARE FEET | BEDROOMS |

**3.0** BATHROOMS C





**\$10K towards Closing Costs!** Bloomfield's Cypress II is a luxurious 1.5-story home with 4 bedrooms, 3 baths, and elegant craftsmanship, perfect for Christmas move-in. Set on an oversized 60x110 homesite, this home boasts a beautiful brick and stone facade and an 8' custom Republic Grill Rain Glass front door, welcoming you inside to a thoughtfully designed interior. The Family Room flows effortlessly into the Deluxe Kitchen, enhanced by a large Quartz island, abundant cabinetry, gas cooking, and a vented-out microwave for added convenience. L3 wood laminate flooring adds warmth throughout the main areas, while the bay window in the Breakfast Nook offers extra natural light. Upstairs Game Room, along with a private bedroom and full bath, provides flexibility for guests or family. The tankless water heater and outdoor living spaces, including the covered porch and patio, enhance both comfort and efficiency. Enjoy a \$600 per year HOA, with access to an amenity center featuring a pool, playground, and walking trails. Visit Arcadia Trails to learn more!



Document generated Jul 13, 2025. Prices, plans, square footage, features and materials are subject to change at any time without notice and vary among communities. Listed prices are for informational purposes only, are not binding, and do not create any contractual obligation(s). The price of any home is dependent on numerous factors, all of which are unique to a specific home, and is not guaranteed until specified in a binding contract. Pricing of elevations and additional optional beds/baths vary per plan. Some plans require a premium homesite. Please ask the Community Manager for details. Renderings of homes are artist concepts and may not reflect exact colors and materials.