



106 Whistling Duck Drive

BALCH SPRINGS, TX 75181

ARCADIA TRAILS CLASSIC 60

DEWBERRY FLOOR PLAN

PRICED AT

~~\$489,990~~ **\$464,990**

2820
SQUARE FEET

4
BEDROOMS

3.5
BATHROOMS

2
CAR GARAGE

Move-In Ready



\$12K towards Closing Costs! Step into Bloomfield's Dewberry plan, a beautifully designed two-story home that blends style and functionality in the heart of Arcadia Trails. This thoughtfully crafted layout offers four spacious bedrooms, including a secluded first-floor Primary Suite with a walk-in closet, a relaxing garden tub, and a separate shower for added comfort. The open-concept main floor is elevated by extensive Wood Laminate flooring and a stunning Kitchen that showcases Charleston Pure White cabinetry, a large island, and elegant Playa White Quartz countertops that continue into the baths for a cohesive, upscale feel. Sleek stainless steel appliances and a generous walk-in pantry enhance everyday convenience, while charming window seats add a cozy touch throughout. Upstairs, spacious secondary bedrooms surround a versatile Game Room, and with three covered outdoor spaces—including a covered front Balcony that complements the Covered Porch and back Patio—the home offers exceptional indoor-outdoor living. The striking all-brick facade is further distinguished by an impressive 8' front door and fresh landscaping that accentuates the interior lot. A fully fenced backyard with a sprinkler system adds to the appeal, and homeowners will enjoy modern efficiency with a tankless water heater and no PID or MUD taxes. Access to an amenity-rich community featuring a clubhouse, pool, playground, and scenic walking trails rounds out this exceptional offering. Visit Bloomfield in Balch Springs at Arcadia Trails to experience this stunning home firsthand!

