



# 109 Red Cedar Court

BALCH SPRINGS, TX 75181

**ARCADIA TRAILS CLASSIC 60**

DOGWOOD III FLOOR PLAN

PRICED AT

~~\$425,990~~ **\$419,990**

**2333**

SQUARE FEET

**4**

BEDROOMS

**3.0**

BATHROOMS

**2**

CAR GARAGE



**\$10K towards Closing Costs!** Discover the charm of Bloomfield's Dogwood III, a popular 1.5-story home set on an interior lot with an all-brick façade and stylish brick accents, welcoming you in with a stately 8' 3-Lite Front Door. Inside, a private Study sits just off the foyer, while an open-concept design is enhanced by vaulted ceilings and an abundance of natural light streaming through numerous windows. The Kitchen shines with Charleston cabinets, under-cabinet lighting, a gas cooktop, and Granite countertops that extend into all baths for a unified, upscale feel. The thoughtfully designed layout includes three bedrooms downstairs—including a tranquil Primary Suite—and a private upstairs retreat featuring a fourth bedroom, full bath, and Game Room, making it the perfect plan for multigenerational living or guest stays. Entertain or unwind outdoors on the large covered porches at both the front and back, with the backyard fully fenced, sodded, and supported by a full sprinkler system and gutters for easy maintenance. Additional highlights include luxurious Laminate Wood flooring, a tankless water heater, and the benefit of being in a community with no MUD or PID, just 17 miles from Downtown Dallas with no tolls and offering amenities such as a pool, playground, and scenic walking trails. Available to tour every day—stop in and experience it for yourself!

