



# 143 Whistling Duck Drive

BALCH SPRINGS, TX 75181

**ARCADIA TRAILS CLASSIC 60**

JASMINE FLOOR PLAN

PRICED AT

**\$436,990**

**2103**

SQUARE FEET

**4**

BEDROOMS

**3.0**

BATHROOMS

**2**

CAR GARAGE



**ELEVATION AS**

**\$12K towards Closing Costs! See community manager for details.** The Jasmine offers 4 bedrooms, 3 baths, and a smart one-story layout set on a generous 65-foot-wide homesite tucked into a quiet cul-de-sac. A brick and stone exterior delivers timeless curb appeal and is paired with an 8-foot custom front door that creates a strong first impression. From the moment you step through the front door, you're welcomed by a spacious family room centered in the home and connecting naturally to the kitchen and dining area. The kitchen features Playa White quartz countertops, contemporary brushed nickel hardware, and decorative crown molding on the cabinetry. Quartz countertops continue through all bathrooms, offering a consistent, polished finish throughout the home. Durable laminate wood flooring runs through the main living areas, providing the look of wood with easy-care performance. Positioned at the back of the home, the primary suite offers privacy and comfort with a spacious bedroom, oversized walk-in closet, and a bath featuring a separate shower, dramatic garden windows, and elegant double doors with a privacy lock. 3 secondary bedrooms are arranged to support flexibility for guests, family members, or home office use. A covered patio extends the living space outdoors, creating a comfortable spot to relax or enjoy time outside. Additional highlights include 2-inch faux wood blinds throughout, a tankless gas water heater for long-term efficiency, 5-inch baseboards on the first floor, decorative window designs, and a 2-car garage. Located in the Arcadia Trails community, residents enjoy access to a pool, playground, and neighborhood trails. Call or visit the Bloomfield Homes model to learn more about the Jasmine and see why this floor plan continues to be a favorite.



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