


**COMMUNITY SALES MANAGER**

John Gill

CELL: (682) 445-8530

SALES OFFICE: (682) 900-3668

# Magnolia

**CLASSIC SERIES**
**ARCADIA TRAILS CLASSIC 60**

124 WHISTLING DUCK DRIVE, BALCH SPRINGS, TX 75181

HOMES FROM  
**\$475,990**
**3,187**  
SQUARE FEET

**4**  
BEDROOMS

**2.5**  
BATHROOMS

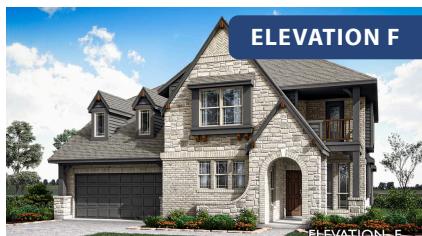
**2**  
CAR GARAGE

**ELEVATION D**

**ELEVATION C**

**ELEVATION AS**

**ELEVATION CS**

**ELEVATION A**

**ELEVATION F**


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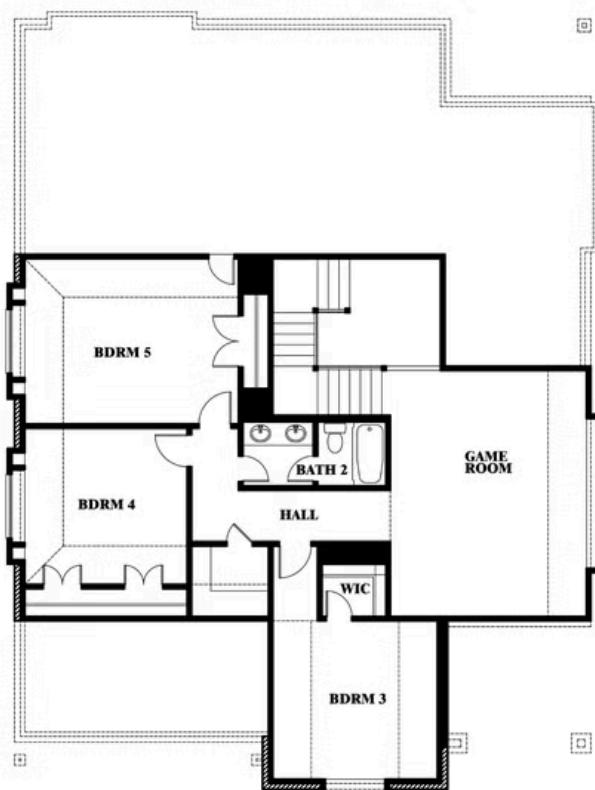
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**MAGNOLIA FLOOR PLAN**
**ARCADIA TRAILS CLASSIC 60**

124 WHISTLING DUCK DRIVE, BALCH SPRINGS, TX 75181


**Magnolia**


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MAGNOLIA FLOOR PLAN WITH OPTIONAL MUD ROOM

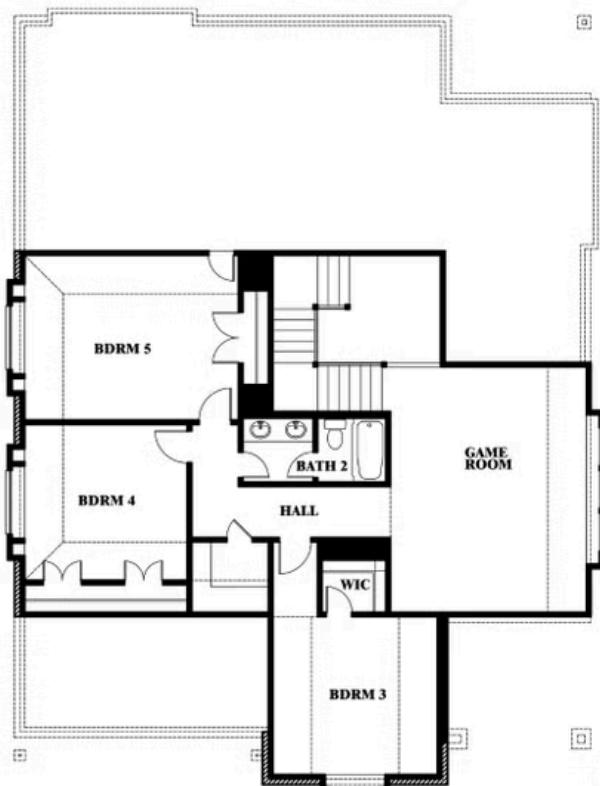
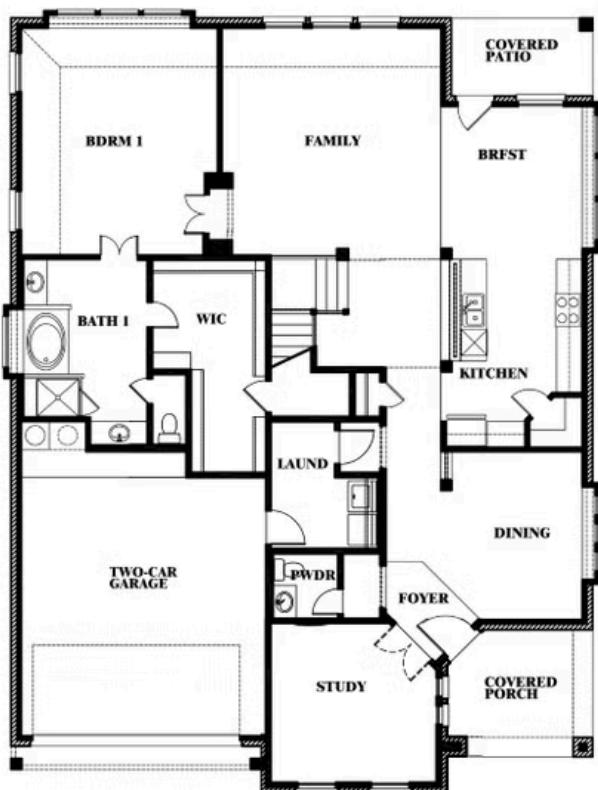
**ARCADIA TRAILS CLASSIC 60**

124 WHISTLING DUCK DRIVE, BALCH SPRINGS, TX 75181



**Magnolia**

Opt. Mud Room & Ext. Primary Closet



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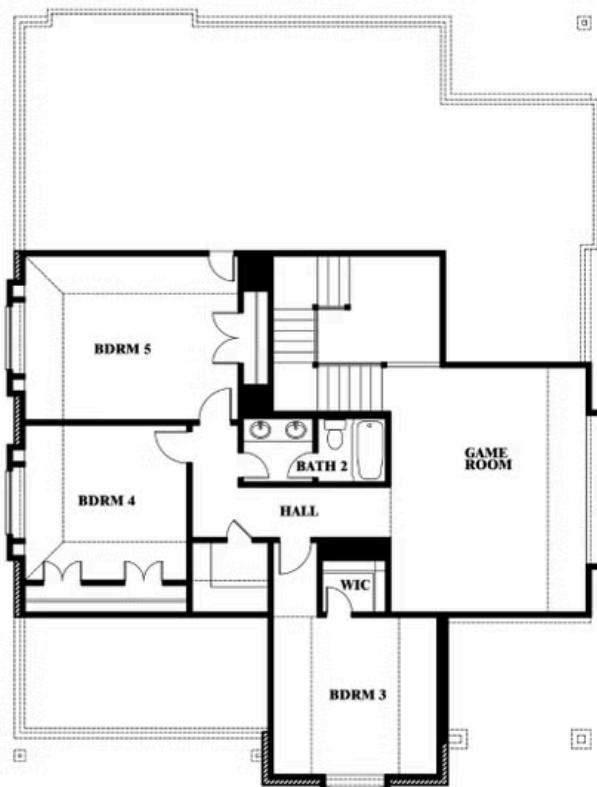

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**MAGNOLIA FLOOR PLAN WITH OPTIONAL SHOWER AT  
POWDER**

## ARCADIA TRAILS CLASSIC 60

124 WHISTLING DUCK DRIVE, BALCH SPRINGS, TX 75181

**BLOOMFIELD  
HOMES**
**Magnolia**  
*Opt. Shower at Powder*


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## MAGNOLIA FLOOR PLAN WITH OPTIONAL BATH 3



**Magnolia**  
Opt. Bath 3 at Bed 5



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