



# Magnolia III

CLASSIC SERIES

## ARCADIA TRAILS CLASSIC 60

124 WHISTLING DUCK DRIVE, BALCH SPRINGS, TX 75181

HOMES FROM  
**\$516,990**

**3,754**  
SQUARE FEET

**5**  
BEDROOMS

**3.5**  
BATHROOMS

**2**  
CAR GARAGE



**ELEVATION CS**



**ELEVATION A**

ELEVATION A



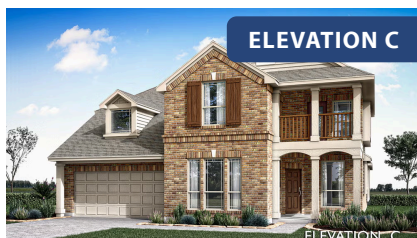
**ELEVATION F**

ELEVATION F



**ELEVATION AS**

ELEVATION AS



**ELEVATION C**

ELEVATION C



**ELEVATION D**

ELEVATION D





# Magnolia III

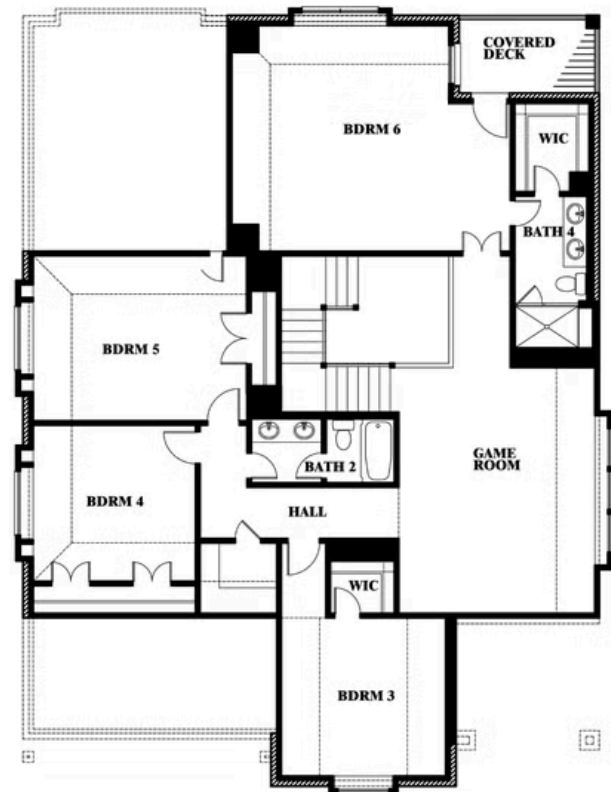
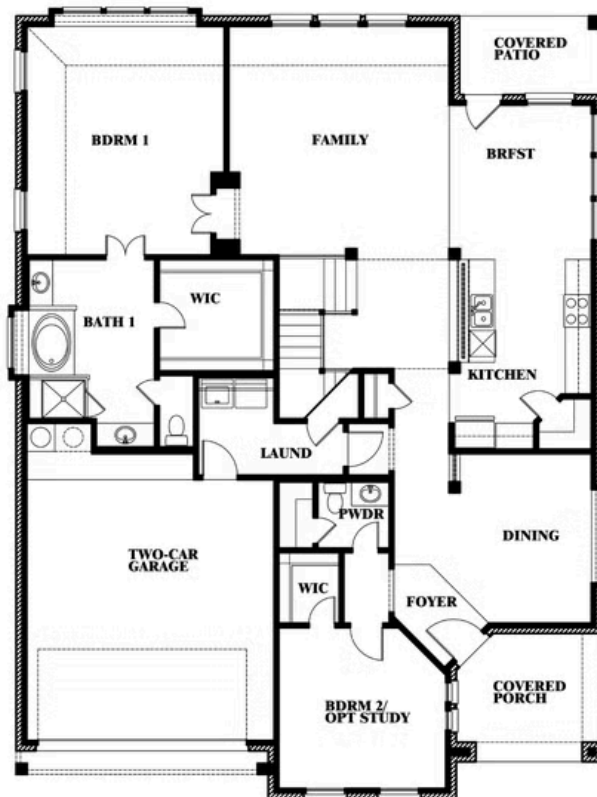
## MAGNOLIA III FLOOR PLAN

## ARCADIA TRAILS CLASSIC 60

124 WHISTLING DUCK DRIVE, BALCH SPRINGS, TX 75181



## Magnolia III



This brochure is for general informational purposes and is to be used as a guide only. Changes may be made during the development process and floorplans, dimensions, fixtures, fittings, finishes and specifications are subject to change without notice. Window placement, balcony configuration, wardrobe sizes and living areas may vary slightly within each plan type. EQUAL HOUSING OPPORTUNITY





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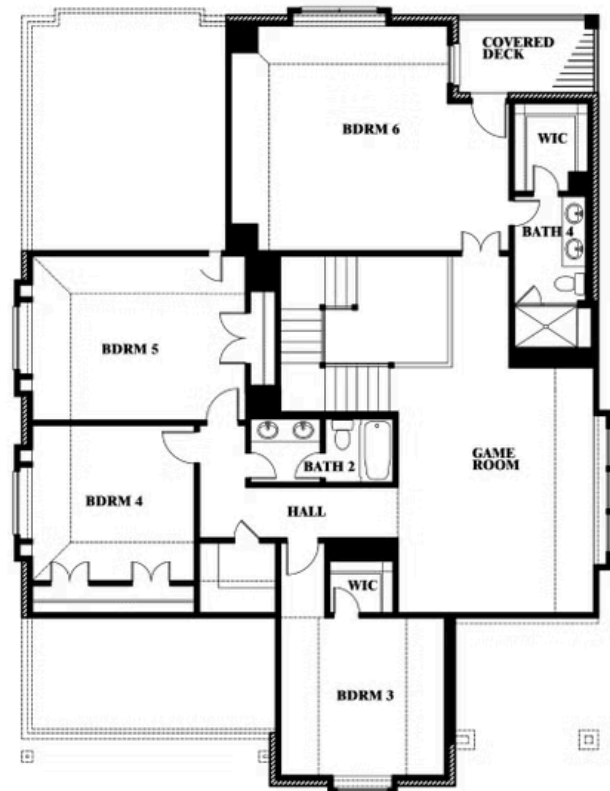
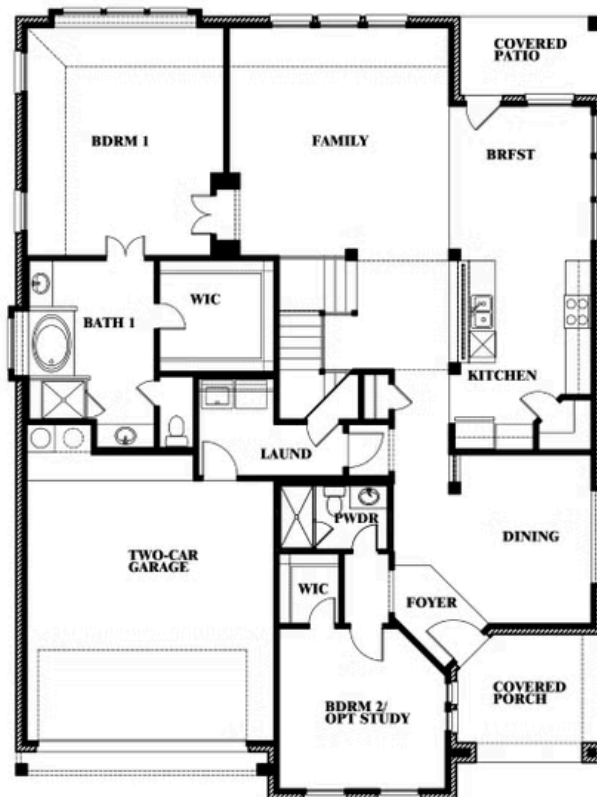
**MAGNOLIA III FLOOR PLAN WITH OPTIONAL SHOWER  
AT POWDER**

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## Magnolia III Opt. Shower at Powder



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Document generated Sep 8, 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.



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**MAGNOLIA III FLOOR PLAN WITH OPTIONAL MUD ROOM**

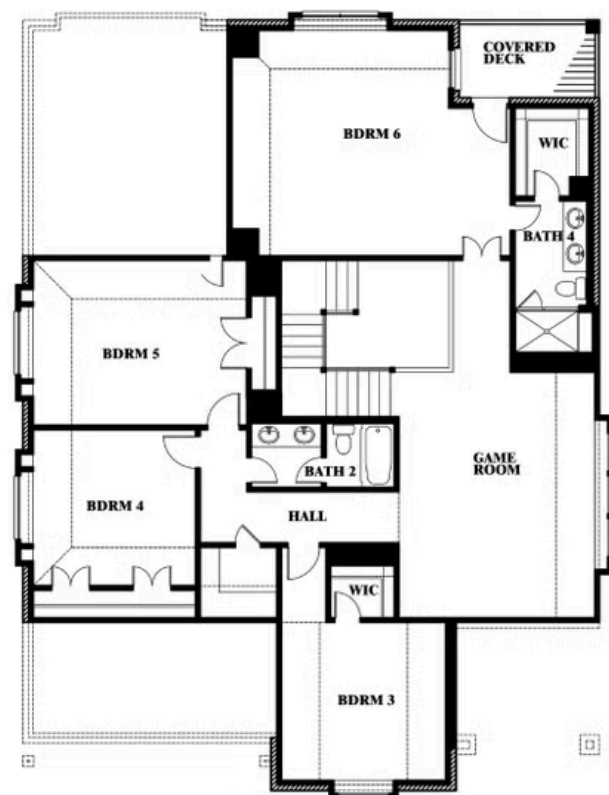
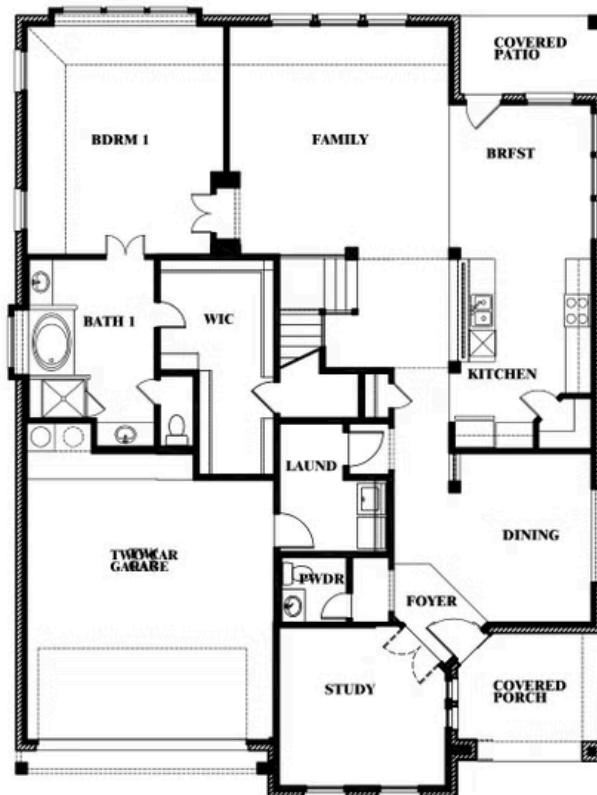
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## Magnolia III

Opt. Mud Room & Ext. Primary Closet



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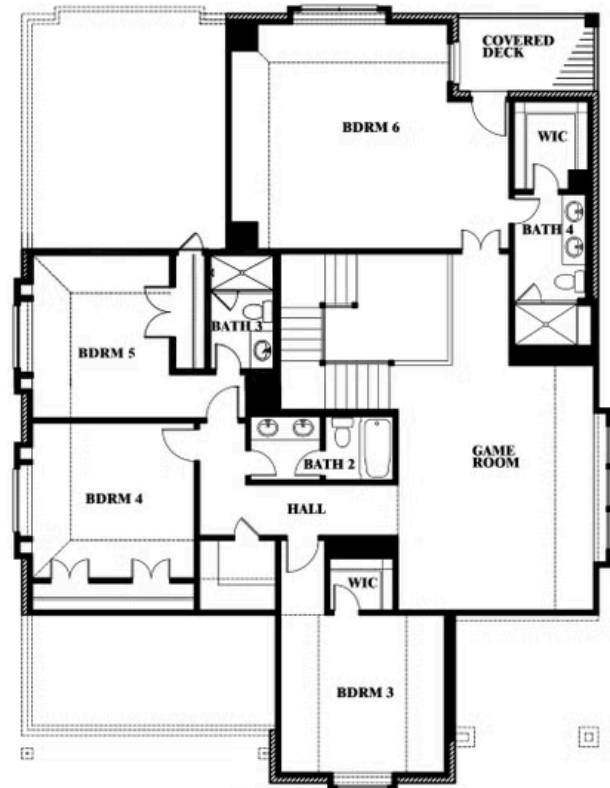
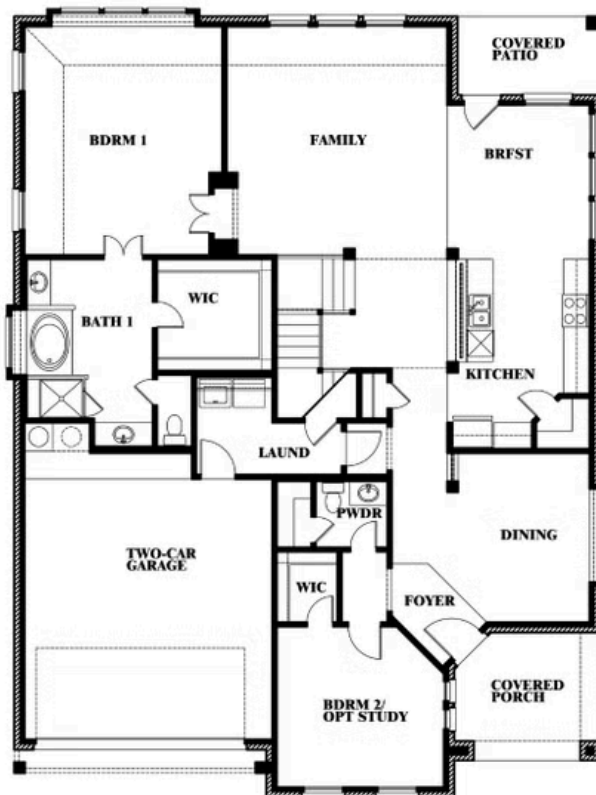
## ARCADIA TRAILS CLASSIC 60

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### MAGNOLIA III FLOOR PLAN WITH OPTIONAL BATH 3



## Magnolia III Opt. Bath 3 at Bed 5



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