



# Magnolia III

HOMES FROM  
**\$485,990**

CLASSIC SERIES

## ARCADIA TRAILS CLASSIC 60

124 WHISTLING DUCK DRIVE, BALCH SPRINGS, TX 75181

**3,754**  
SQUARE FEET

**5**  
BEDROOMS

**3.5**  
BATHROOMS

**2**  
CAR GARAGE



**ELEVATION CS**



**ELEVATION A**



**ELEVATION F**



**ELEVATION AS**



**ELEVATION C**



**ELEVATION D**



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124 WHISTLING DUCK DRIVE, BALCH SPRINGS, TX 75181

**MAGNOLIA III FLOOR PLAN**



### Magnolia III



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

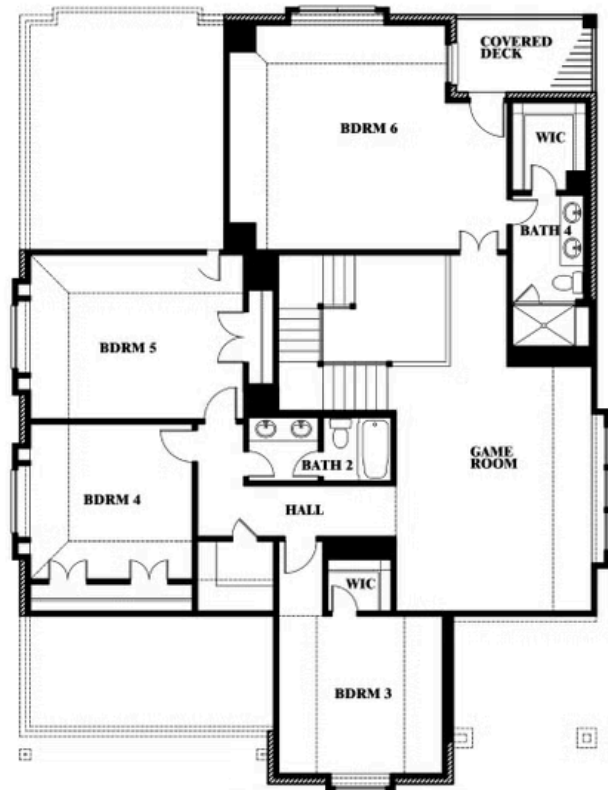
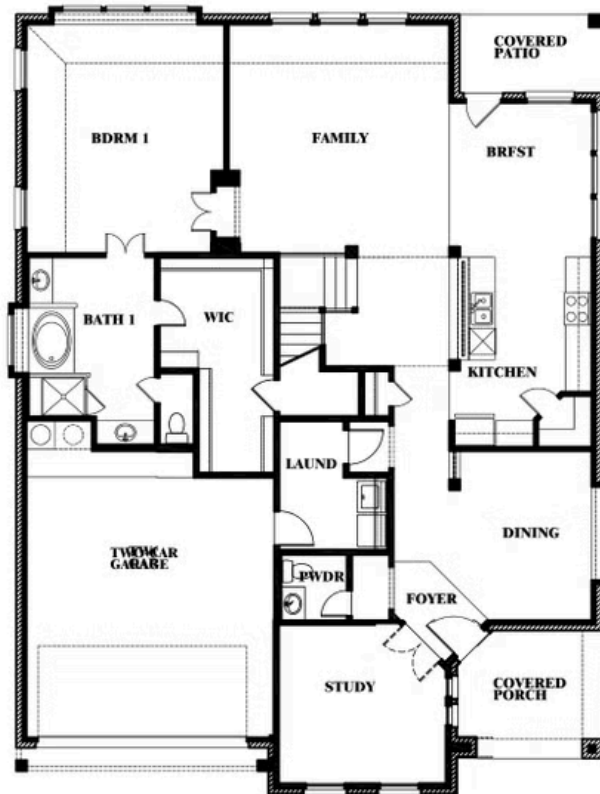
## ARCADIA TRAILS CLASSIC 60

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## Magnolia III

Opt. Mud Room & Ext. Primary Closet



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**MAGNOLIA III FLOOR PLAN WITH OPTIONAL BATH 3**



### Magnolia III Opt. Bath 3 at Bed 5



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