



# Magnolia

HOMES FROM  
**\$450,990**

CLASSIC SERIES

## ARCADIA TRAILS CLASSIC 60

124 WHISTLING DUCK DRIVE, BALCH SPRINGS, TX 75181

**3,187**  
SQUARE FEET

**4**  
BEDROOMS

**2.5**  
BATHROOMS

**2**  
CAR GARAGE



ELEVATION D



ELEVATION C

ELEVATION C



ELEVATION AS

ELEVATION AS



ELEVATION CS

ELEVATION CS



ELEVATION A

ELEVATION A



ELEVATION F

ELEVATION F



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MAGNOLIA FLOOR PLAN

## ARCADIA TRAILS CLASSIC 60

124 WHISTLING DUCK DRIVE, BALCH SPRINGS, TX 75181



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## ARCADIA TRAILS CLASSIC 60

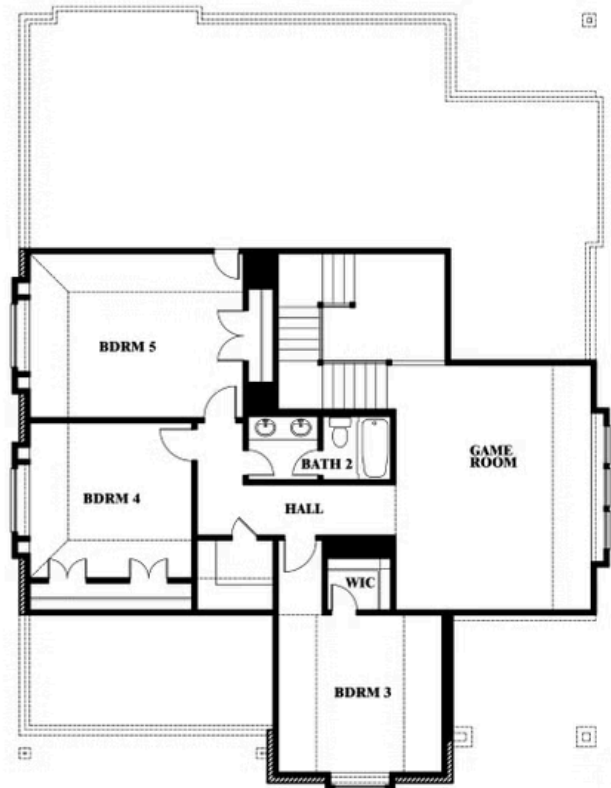
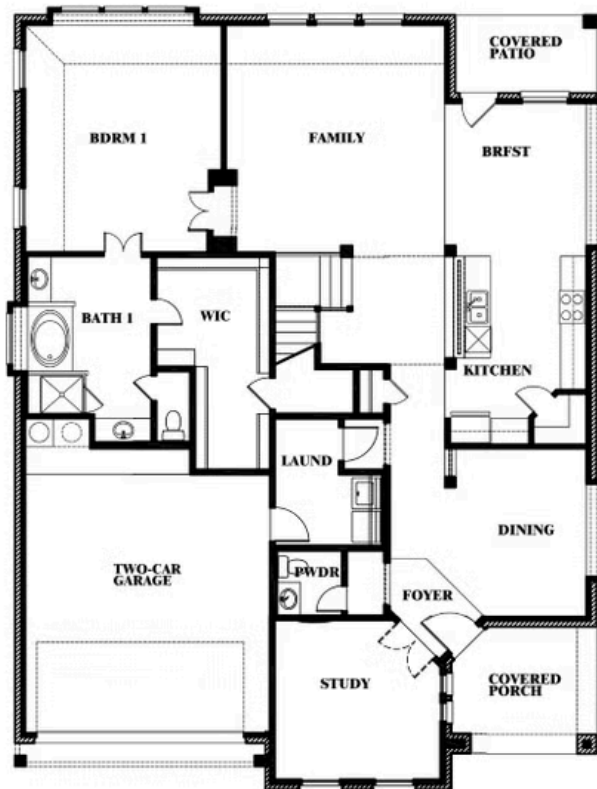
124 WHISTLING DUCK DRIVE, BALCH SPRINGS, TX 75181

**MAGNOLIA FLOOR PLAN WITH OPTIONAL MUD ROOM**



### Magnolia

Opt. Mud Room & Ext. Primary Closet



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MAGNOLIA FLOOR PLAN WITH OPTIONAL SHOWER AT POWDER



### 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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