



104 Whistling Duck Drive

BALCH SPRINGS, TX 75181

ARCADIA TRAILS CLASSIC 60

ROCKCRESS FLOOR PLAN

PRICED AT

~~\$448,811~~ **\$439,990**

2253
SQUARE FEET

4
BEDROOMS

3.0
BATHROOMS

2
CAR GARAGE

Under Contract



\$10K towards Closing Costs! Blending space and style with 4 bedrooms, 3 full baths, and a 2-car J-swing garage, Bloomfield's Rockcress floor plan sits beautifully on an interior lot in the inviting Arcadia Trails community. Step inside to find upgraded Wood Laminate floors that flow through wide hallways with soaring 10' ceilings, enhanced by large windows that fill the space with natural light. The open-concept Kitchen impresses with Shaker-style Pure White cabinets, gleaming Granite countertops, a gas cooktop, stainless steel appliances, and a large pantry—ideal for both daily living and entertaining. Granite counters continue in the baths for a cohesive, upscale feel, while the spacious Primary Suite is privately situated at the back of the home. Additional highlights include a dedicated mud room off the garage entry, a tankless water heater for energy efficiency, and a well-appointed laundry room. Thoughtful design touches like window seats add charm, while a covered rear patio invites outdoor relaxation. A striking brick elevation with an 8' 5-Lite Front Door, full landscaping, and access to community amenities including a playground and pool round out the appeal. Contact or visit Bloomfield Homes at Arcadia Trails in Balch Springs to learn more!

