



105 Walnut Way

BALCH SPRINGS, TX 75181

ROCKCRESS FLOOR PLAN

2,255 SQUARE FEET	4 BEDROOMS	3.0 BATHROOMS	2 CAR GARAGE
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ARCADIA TRAILS CLASSIC 60

PRICED AT
~~\$449,990~~

\$439,990

MODEL HOME • 124 WHISTLING DUCK DR | CYPRESS II
MODEL HOME • 126 WHISTLING DUCK DR | CARAWAY

Under Contract



Everyone loves this J-swing garage floor plan - the Rockress - from Bloomfield Homes in Arcadia Trails! Incredible 4 bedroom, 3 bath layout on a greenbelt homesite with mature views for amazing view! NO MUD, NO PID! Classic shopped stone and white brick elevation comes with full landscaping and stands out on this quiet street. Open and bright family room is lined with windows that look out to the covered rear patio, and it flows back into an island kitchen with an adjacent dining nook. Window seats are at the dining nook and primary suite - privately situated in the rear of the home away from all other bedrooms! Another suite is off the foyer, perfect for in-laws with an attached bath and extra storage closet. The primary suite has a bench-seat shower with a seamless glass enclosure and a separate tub for whatever you prefer. Throughout the home there are Level 5 Quartz countertops and stained Shaker cabinets, as well as RevWood floors in high-traffic areas! Barstools fit purposefully under the island breakfast bar, included stainless steel appliances, under-cabinet lighting, an upgraded faucet, glazed ceramic wall tile with interesting texture, and brushed nickel fixtures package tie the kitchen together for a truly delightful space to work in. We've also included 2-inch faux wood blinds, gutters, a custom 8' front door, upgraded tile selections, a rear floodlight, dimmer switches, and energy-efficient elements. Amenity center has a pool, playground and trail. Come visit Bloomfield at Arcadia Trails to see this home in person!

