



# 115 Whistling Duck Drive

BALCH SPRINGS, TX 75181

**ARCADIA TRAILS CLASSIC 60**

ROCKCRESS FLOOR PLAN

PRICED AT

~~\$459,990~~ **\$429,990**

**2255**  
SQUARE FEET

**4**  
BEDROOMS

**3.0**  
BATHROOMS

**2**  
CAR GARAGE

Available September 2025





Welcome to Bloomfield's Rockcress, a thoughtfully designed one-story home offering 4 bedrooms, 3 bathrooms, and a 2-car garage—featuring an 8' front door with rain glass for added curb appeal and natural light. Inside, the open layout is enhanced by upgraded wood laminate flooring throughout the main areas, soaring ceilings, and abundant natural light. The Deluxe Kitchen showcases maple shaker cabinets topped with elegant La Playa White quartz countertops, paired with an upgraded backsplash and stainless steel appliances. A spacious walk-in pantry and center island make it ideal for everyday cooking and entertaining. Charming window seats in the dining and bedroom areas add warmth and character, while the MUD room provides everyday function with built-in storage. Each bathroom features upgraded tile for a polished finish throughout. Tucked at the back of the home, the Primary Suite offers privacy and comfort, with secondary bedrooms thoughtfully placed for flexibility. The upgraded brick and mortar exterior elevates the home's style, and the private backyard includes a covered patio—perfect for outdoor relaxation and entertaining. Set in the community of Arcadia Trails, you'll also enjoy access to amenities like a pool and playground. Don't miss the chance to make this move-in-ready Rockcress your new home—schedule your tour today!

