



# 145 Whistling Duck Drive

**ARCADIA TRAILS CLASSIC 60**

PRICED AT

\$489,990

**\$449,990**

BALCH SPRINGS, TX 75181

VIOLET III FLOOR PLAN

<b>2,657</b> SQUARE FEET	<b>5</b> BEDROOMS	<b>4.0</b> BATHROOMS	<b>2</b> CAR GARAGE
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MODEL HOME • 124 WHISTLING DUCK DR | CYPRESS II

MODEL HOME • 126 WHISTLING DUCK DR | CARAWAY

Move-In Ready



**3% towards Closing Costs! See community manager for details.** Our Violet III offers 5 bedrooms, 4 baths, and a flexible two-story layout with multiple bedrooms on both levels. Set on an oversized homesite just under a quarter acre, the exterior includes full rain gutters and an 8-foot stained wood front door that creates a polished arrival. Inside, the main living area features dramatic 18-foot ceilings that allow natural light to pour into the space. The foyer leads into a well-organized first floor with a secondary bedroom located next to a full bath, ideal for guests. The primary bedroom is also positioned on the first floor and includes a large walk-in closet, a single vanity with dual sinks, and multiple well-placed windows that brighten the room throughout the day. The kitchen and dining area connect directly to the living space and feature white quartz countertops, which continue through all bathrooms for a consistent, finished look. Ceiling fans are installed in all 5 bedrooms to support comfort and airflow. Upstairs, a spacious game room with horizontal railing overlooks the living area below and is surrounded by 3 additional bedrooms and 2 full baths, keeping bedrooms grouped around shared living space. Additional features include a mud room in the utility area, 2-inch faux wood blinds, elongated toilets, lever-style door hardware, LED lighting, and a 2-car garage. Located in the Arcadia Trails community in Balch Springs, residents enjoy access to a community pool, pool house, playground, neighborhood trails, and open green spaces. Visit the Bloomfield Homes model at Arcadia Trails to learn more about the Violet III and available homes.

