


COMMUNITY SALES MANAGER
John Gill
CELL: (682) 445-8530
SALES OFFICE: (682) 900-3668

124 Whistling Duck Dr

BALCH SPRINGS, TX 75181
ARCADIA TRAILS

CYPRESS II FLOOR PLAN

2459

SQUARE FEET

4

BEDROOMS

3.0

BATHROOMS

2.5

CAR GARAGE



The Classic Series Cypress II floor plan is a two-story home with 4 bedrooms and 3 bathrooms. Features of this plan include a covered porch, formal dining or study, a large family room, an open kitchen with custom cabinets and island, a primary suite with walk-in closet and garden tub, and an upstairs game room. Contact us or visit our model home for more information about building this plan.



Document generated Feb 7, 2026. Prices, plans, square footage, features, amenities and materials are subject to change at any time without notice and vary among communities. Listed prices are for informational purposes only, are not binding, and do not create any contractual obligation(s). The price of any home is dependent on numerous factors, all of which are unique to a specific home, and is not guaranteed until specified in a binding contract. Pricing of elevations and additional optional beds/baths varies per plan. Some plans require a premium homesite. Renderings of homes are artist concepts and may not reflect exact colors and materials. Verify current tax rates & jurisdictions with the appropriate taxing authority.

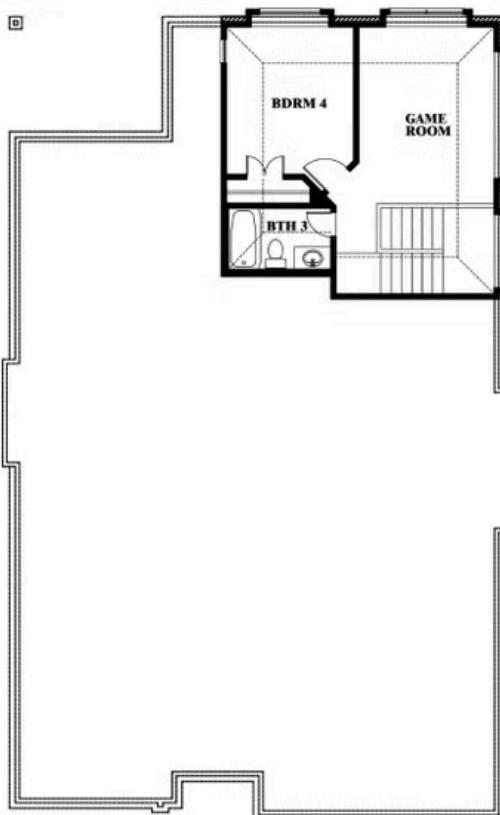
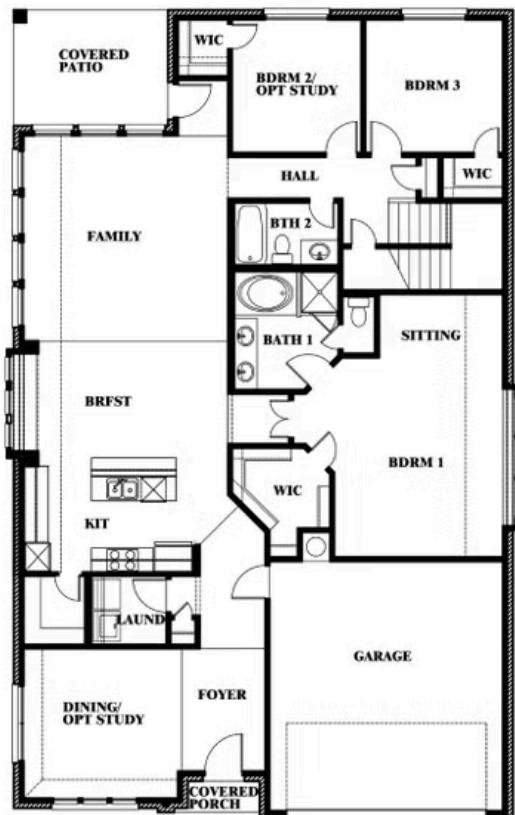

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CYPRESS II FLOOR PLAN
**CYPRESS II FLOOR PLAN WITH OPTIONAL DELUXE
KITCHEN**

**Cypress II
Opt. Deluxe Kitchen**


This brochure is for general informational purposes and is to be used as a guide only. Changes may be made during the development process and floorplans, dimensions, fixtures, fittings, finishes and specifications are subject to change without notice. Window placement, balcony configuration, wardrobe sizes and living areas may vary slightly within each plan type. EQUAL HOUSING OPPORTUNITY



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