


**COMMUNITY SALES MANAGER**

John Gill

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SALES OFFICE: (682) 900-3668

# Magnolia III

**CLASSIC SERIES**
**ARCADIA TRAILS**

124 WHISTLING DUCK DR, BALCH SPRINGS, TX 75181

**HOMES FROM  
\$None**
**3,754**

SQUARE FEET

**5**

BEDROOMS

**3.5**

BATHROOMS

**2**

CAR GARAGE


**ELEVATION A**

**ELEVATION F**

**ELEVATION AS**

**ELEVATION C**

**ELEVATION D**


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# Magnolia III

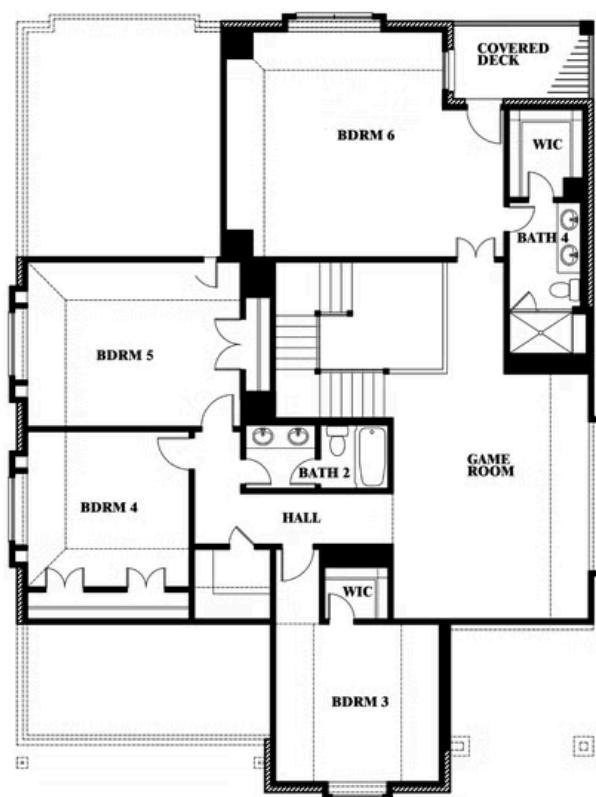
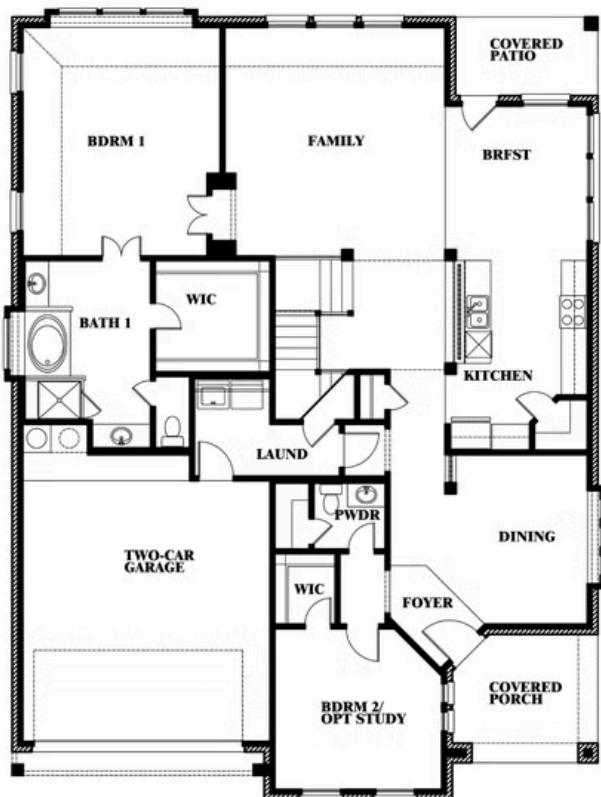
## ARCADIA TRAILS

124 WHISTLING DUCK DR, BALCH SPRINGS, TX 75181

### MAGNOLIA III FLOOR PLAN



### Magnolia III



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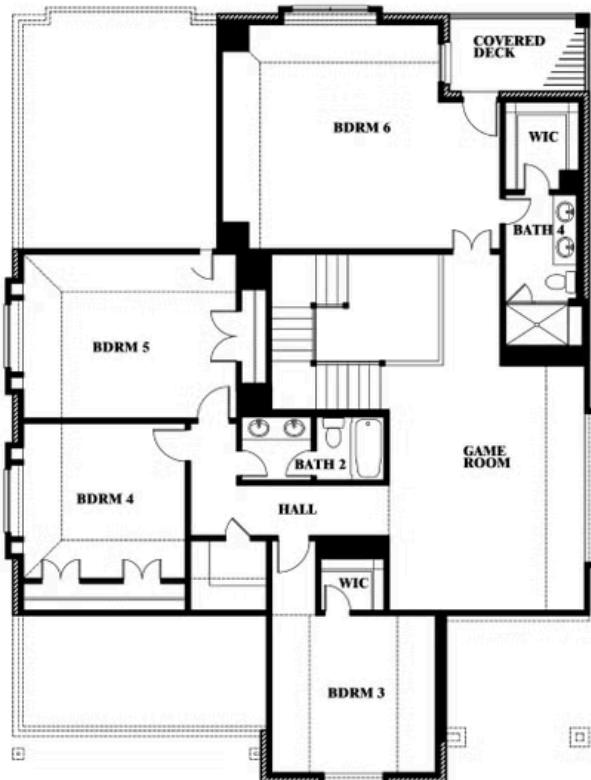
**MAGNOLIA III FLOOR PLAN WITH OPTIONAL SHOWER  
AT POWDER**

## ARCADIA TRAILS

124 WHISTLING DUCK DR, BALCH SPRINGS, TX 75181

**BLOOMFIELD**  
**HOMES**

**Magnolia III**  
Opt. Shower at Powder



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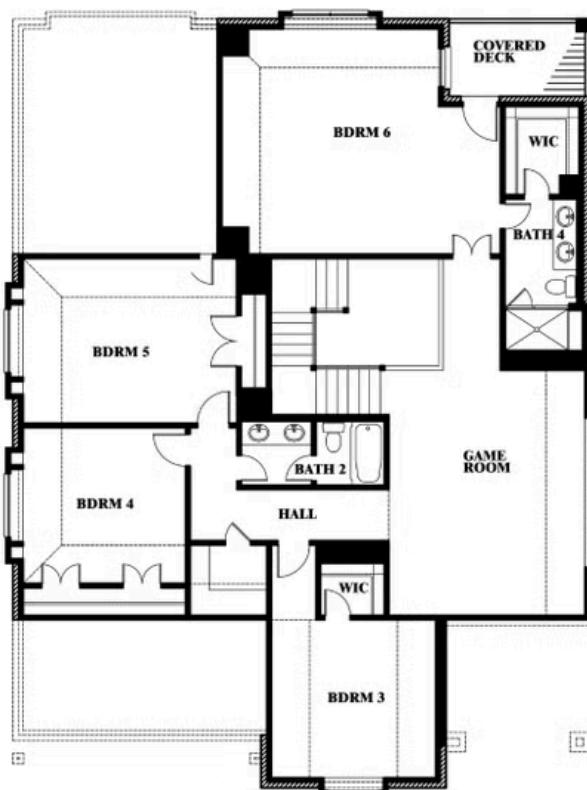
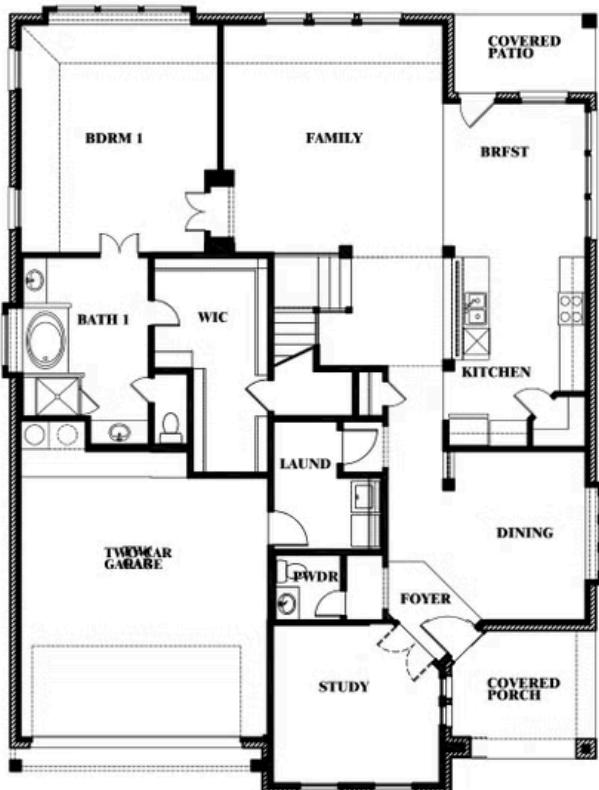
MAGNOLIA III FLOOR PLAN WITH OPTIONAL MUD  
ROOM

## ARCADIA TRAILS

124 WHISTLING DUCK DR, BALCH SPRINGS, TX 75181

**BLOOMFIELD**  
**HOMES**

**Magnolia III**  
Opt. Mud Room & Ext. Primary Closet



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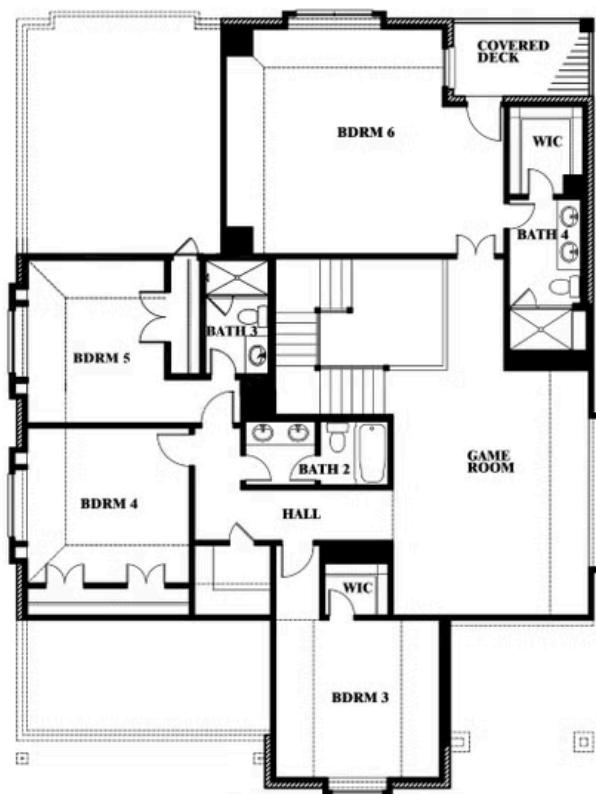
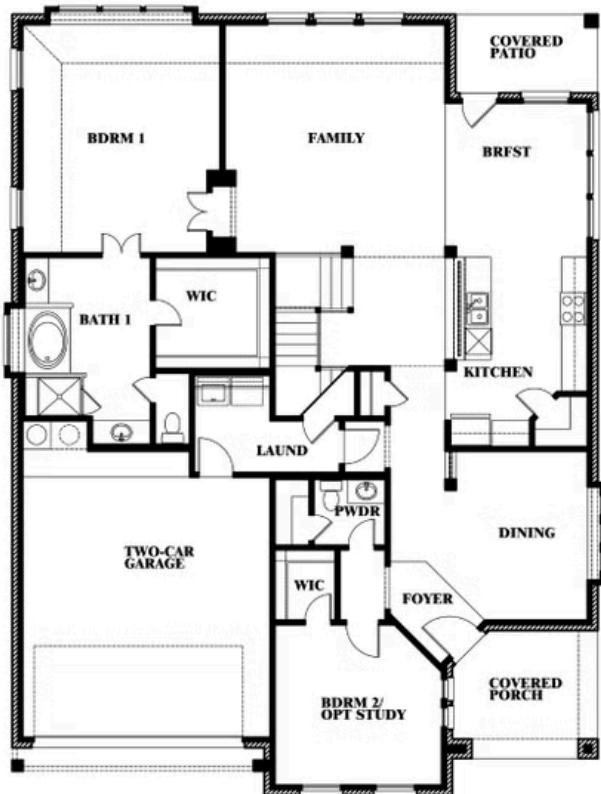
**ARCADIA TRAILS**

124 WHISTLING DUCK DR, BALCH SPRINGS, TX 75181

**MAGNOLIA III FLOOR PLAN WITH OPTIONAL BATH 3**

**BLOOMFIELD**  
**HOMES**

**Magnolia III**  
Opt. Bath 3 at Bed 5



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