



Magnolia III

CLASSIC SERIES

HOMES FROM
\$None

ARCADIA TRAILS

124 WHISTLING DUCK DR, BALCH SPRINGS, TX 75181

3,754
SQUARE FEET

5
BEDROOMS

3.5
BATHROOMS

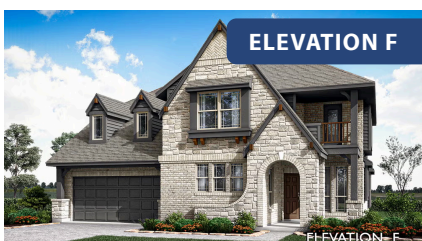
2
CAR GARAGE



ELEVATION CS



ELEVATION A



ELEVATION F



ELEVATION AS



ELEVATION C



ELEVATION D



Document generated Dec 9, 2025. 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.



Magnolia III

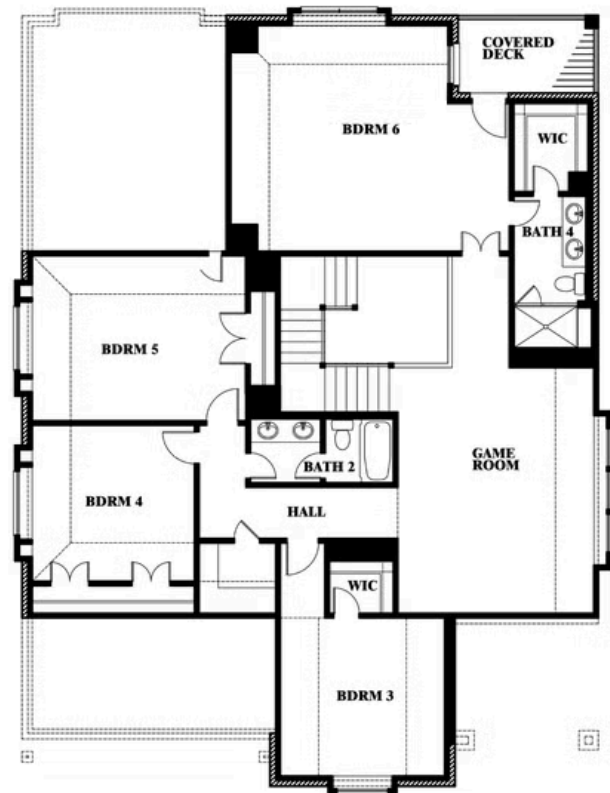
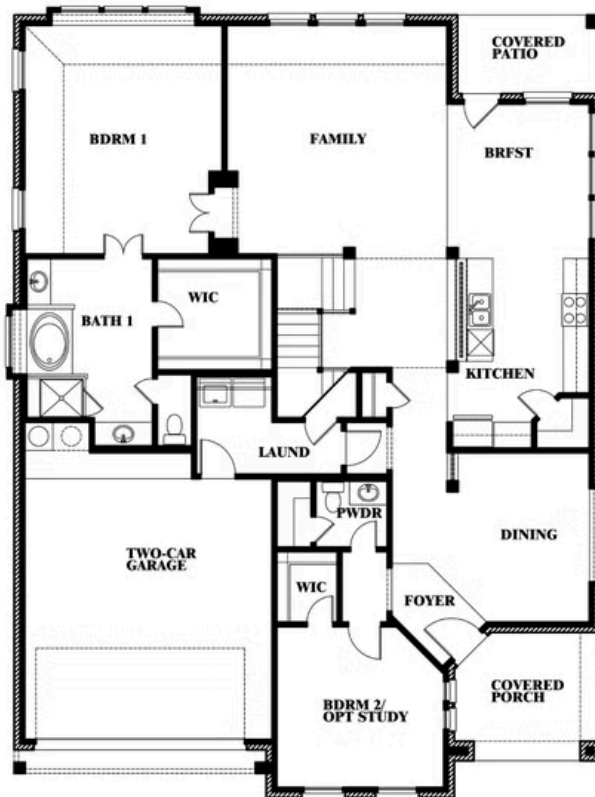
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MAGNOLIA III FLOOR PLAN



Magnolia III



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Magnolia III

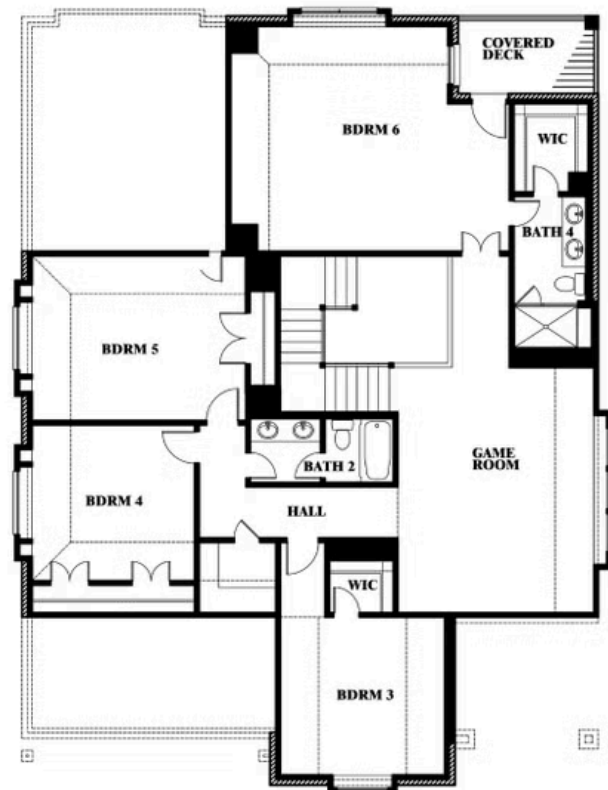
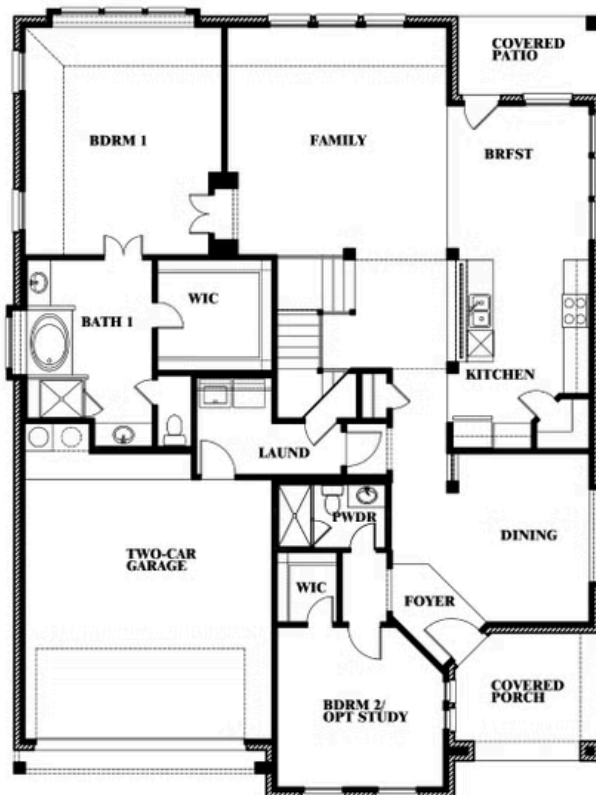
**MAGNOLIA III FLOOR PLAN WITH OPTIONAL SHOWER
AT POWDER**

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Magnolia III Opt. Shower at Powder



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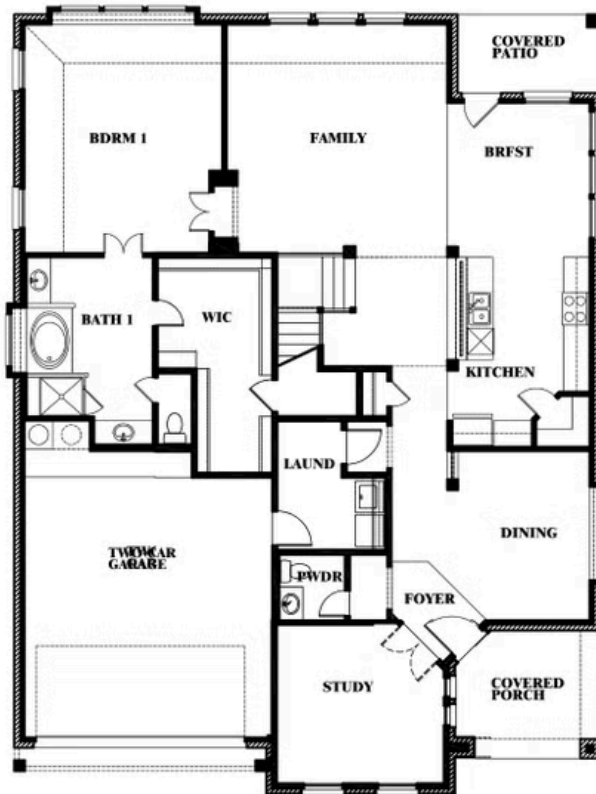
MAGNOLIA III FLOOR PLAN WITH OPTIONAL MUD ROOM

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Magnolia III Opt. Mud Room & Ext. Primary Closet



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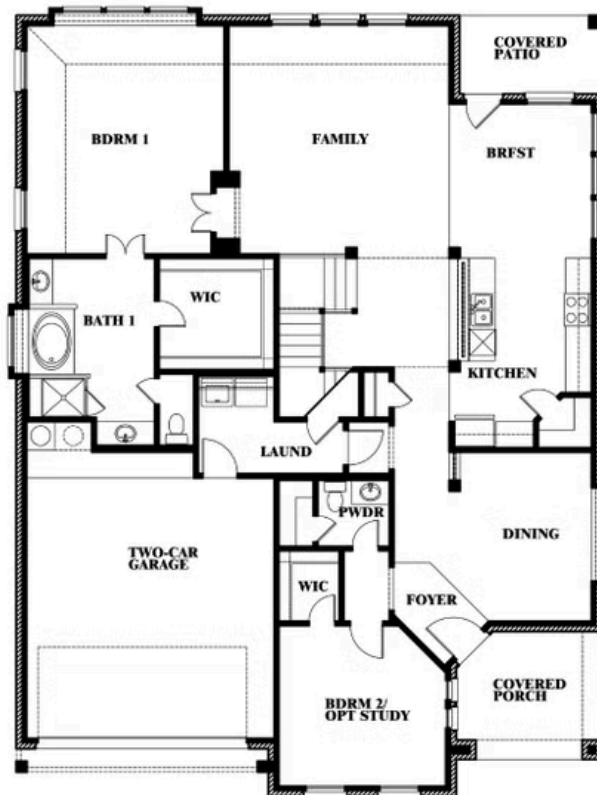
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MAGNOLIA III FLOOR PLAN WITH OPTIONAL BATH 3



Magnolia III Opt. Bath 3 at Bed 5



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