

\$424,990 - 111 Whistling Duck Drive, Balch Springs

MLS® #20956161

\$424,990

4 Bedroom, 3.00 Bathroom, 2,459 sqft

Residential on 0.16 Acres

Arcadia Trails Classic 60, Balch Springs, TX

***\$12K towards Closing Costs!* NEW, NEVER LIVED IN! Ready NOW!** Bloomfield's popular Cypress II plan delivers incredible value with 4 bedrooms plus a Study, open-concept living spaces, and smart design features that maximize light, storage, and flexibility—set on an interior lot with a timeless brick and stone facade. The home enjoys an abundance of natural light that reflects beautifully off the Wood Laminate floors and highlights the Contemporary Package finishes, including Pure White Shaker cabinets, a custom kitchen backsplash, and exotic Granite countertops. A gas cooktop and thoughtful layout elevate the Kitchen, while the flexible Study near the entrance offers a quiet space for work or hobbies. Downstairs hosts three generously sized bedrooms—including a private Primary Suite—and two full baths, while the second level offers a versatile Game Room, fourth bedroom, and a third bath tucked away to create a secluded retreat. Storage is abundant with under-stair space, walk-in closets in every bedroom, a tall primary closet, a walk-in pantry, and a buffet at the dining nook. The separate laundry room with linen closet adds to the home's everyday ease, while comfort continues outdoors with full landscaping, stone-edged flower beds, fresh sod, and a sturdy fenced yard maintained by a full irrigation system. Curb appeal is elevated by an 8' Custom Rain Glass Entry Door and Warwick-style detailing, and community amenities such as a pool, playground, and



scenic walking trails complete the picture. Visit Bloomfield’s nearby model to see everything this thoughtfully crafted home has to offer”open daily!

Built in 2025

Essential Information

MLS® #	20956161
Price	\$424,990
Bedrooms	4
Bathrooms	3.00
Full Baths	3
Square Footage	2,459
Acres	0.16
Year Built	2025
Type	Residential
Sub-Type	Single Family Residence
Style	Traditional
Status	Active

Community Information

Address	111 Whistling Duck Drive
Subdivision	Arcadia Trails Classic 60
City	Balch Springs
County	Dallas
State	TX
Zip Code	75181

Amenities

Utilities	City Sewer, City Water, Curbs
Features	Playground, Pool
# of Garages	2
Garages	Covered, Direct Access, Driveway, Enclosed, Garage, Garage Door Opener, Garage Faces Front

Interior

Interior Features	Built-in Features, Cable TV Available, Double Vanity, Eat-in Kitchen, Granite Counters, High Speed Internet Available, Kitchen Island, Open
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	Floorplan, Pantry, Walk-In Closet(s)
Heating	Central, Natural Gas

Exterior

Exterior Features	Covered Porch(es), Private Yard
Lot Description	Few Trees, Interior Lot, Landscaped, Sprinkler System, Subdivision
Roof	Composition
Construction	Brick, Rock/Stone
Foundation	Slab

School Information

District	Mesquite ISD
Elementary	Mackey
Middle	Terry
High	Horn

Listing Details

Listing Agent	Marsha Ashlock
Listing Office	Visions Realty & Investments

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