



117 Red Cedar Court

BALCH SPRINGS, TX 75181

ARCADIA TRAILS CLASSIC 60

CYPRESS II FLOOR PLAN

PRICED AT

~~\$445,990~~ **\$439,990****2462**
SQUARE FEET**4**
BEDROOMS**3.0**
BATHROOMS**2**
CAR GARAGE

Bloomfield's Cypress II is a luxurious 1.5-story home with 4 bedrooms, 3 baths, and elegant craftsmanship, perfect for Christmas move-in. Set on an oversized 60x110 homesite, this home boasts a beautiful brick and stone facade and an 8' custom Republic Grill Rain Glass front door, welcoming you inside to a thoughtfully designed interior. The Family Room flows effortlessly into the Deluxe Kitchen, enhanced by a large Quartz island, abundant cabinetry, gas cooking, and a vented-out microwave for added convenience. L3 wood laminate flooring adds warmth throughout the main areas, while the bay window in the Breakfast Nook offers extra natural light. Upstairs Game Room, along with a private bedroom and full bath, provides flexibility for guests or family. The tankless water heater and outdoor living spaces, including the covered porch and patio, enhance both comfort and efficiency. Enjoy a \$600 per year HOA, with access to an amenity center featuring a pool, playground, and walking trails. Visit Arcadia Trails to learn more!

