



115 Emperor Oak Court

BALCH SPRINGS, TX 75181

ARCADIA TRAILS CLASSIC 60

CYPRESS FLOOR PLAN

PRICED AT

~~\$415,990~~ **\$398,990****2043**
SQUARE FEET**4**
BEDROOMS**2.0**
BATHROOMS**2**
CAR GARAGE

The Cypress, our most popular single-story home, is designed to impress with 4 spacious bedrooms and 2 bathrooms. This open layout effortlessly connects the Study, with its elegant glass French doors, to the Kitchen and Family room, all featuring beautiful laminate wood floors and stunning Playa White quartz countertops throughout. The Primary Suite offers a generous walk-in closet for abundant storage and an ensuite bath with a soaking tub, separate shower, and dual vanities. 3 additional bedrooms share a thoughtfully designed bath. Enhanced features throughout include raised white panel cabinets, a contemporary silver hardware package, and a custom 8-foot front door that makes a lasting impression. The Kitchen is well-appointed with Charleston White cabinets, a spacious island, and a tankless water heater for added efficiency. The home's exterior combines brick and stone, set on an oversized lot with a bricked front porch. The fully landscaped yard features trees, stone edging, and a sprinkler system for easy upkeep. A covered patio completes the outdoor space, making it the perfect spot to relax and enjoy the charm of this beautiful home. Visit Arcadia Trails to learn more!

