



# 130 Emperor Oak Court

PRICED AT  
**\$417,990**

BALCH SPRINGS, TX 75181

**ARCADIA TRAILS CLASSIC 60**  
CYPRESS FLOOR PLAN

**2046**  
SQUARE FEET

**4**  
BEDROOMS

**2.0**  
BATHROOMS

**2**  
CAR GARAGE



The Cypress floor plan is an elegant and spacious single-story home situated on an Oversized cul-de-sac lot, complete with a full irrigation system, sod, and a sprinkler system, ensuring a lush and well-maintained landscape year-round. With 4 bedrooms and 2 baths, this home features a welcoming Family Room and a flexible Study, ideal for work or relaxation. The charming brick and stone exterior, complemented by an 8' Warwick front door, makes a striking first impression, while the rich laminate wood floors throughout add warmth and sophistication. At the heart of the home is the open Kitchen, complete with Pure White Charleston cabinets, Quartz countertops, a central island, and convenient pot and pan drawers. Step outside to the covered patio, ideal for enjoying the outdoors, or retreat to the serene Primary Suite, which offers a soaking tub, separate shower, and dual sinks for a spa-like experience. For added convenience, the home includes ample storage options such as a walk-in pantry, built-in buffet, spacious closets, and a dedicated laundry room. The Cypress offers not just space, but a lifestyle - one that includes access to community amenities and a home that lives as generously as it feels. Call today!

