

CENTURY 21

Judge Fite Company



8336 WESTERN

THE COLONY, TX 75056



\$1,200,000



3,566 sqft



4 beds



5 baths

DESCRIPTION

Big Price Reduction for this Rare Lakefront Opportunity in Premier Master-Planned Golf Community w Incredible Amenities. Amazing views of Lake especially in Winter & Spring w year around privacy & a gorgeous tree lined lot Welcome to your dream home on one of the most sought-after streets in this prestigious lakeside neighborhood. This custom designed modern masterpiece offers an unmatched blend of luxury, functionality & location, truly the perfect home on the perfect lot. From the moment you arrive, the stunning curb appeal sets the tone for what's inside. This spacious 4-bedrm, 5-bathrm home features a thoughtfully designed floor plan w no detail overlooked. A dedicated study w built-ins & a stylish formal dining room offer elegant spaces for work & entertaining. At the heart of the home lies a chef-inspired kitchen complete w quartz countertops, upgraded backsplash, top-of-the-line appliances, & abundant storage. The open-concept layout flows seamlessly into the expansive living area w a cozy fireplace, ideal for everyday living & gatherings. The main floor includes both the primary suite & a secondary bedrm w ensuite bath, perfect for guests. Upstairs a custom beverage station, massive second living-flex space, media rm, & two additional bedrms. Designer touches throughout include custom paint, lighting, & curated finishes. Step outside to your private backyard oasis that backs directly to the lake, featuring a covered patio, pergola, & outdoor kitchen w leathered granite countertops. It's the perfect setting for peaceful mornings or lively evening entertaining. Additional highlights, Primary Custom closet & Custom Pantry, spacious 3-car garage w built-in storage & access to top-rated schools. Living in the Tribute means more than just owning a home, it's a lifestyle. Enjoy two golf courses, resort-style pools, an 800-slip marina, on-site dining, lakeside trails, & amenities like dog parks, pickleball courts, a splash pad, kayak-canoe launch & the list goes on

PROPERTY TYPE: Residential - Single Family Residence

MLS STATUS: Active

MLS: 20953527

YEAR BUILT: 2019

COUNTY: Denton

TRACT OR SUBDIVIION: Westbury Tribute Ph 3b

LIST DATE: 05/31/2025

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800.451.8055

AREA:

SQUARE FEET: 3,566

TOTAL BEDS: 4

FULL BATHS: 3

HALF BATHS: 2

ACRES: 0.16

LOT SIZE (SQFT): 7,187

INTERIOR FEATURES

FIREPLACE:

- LivingRoom

FLOOR COVERINGS:

- Carpet
- Tile
- Wood

APPLIANCES:

- SomeGasAppliances
- Dishwasher
- GasCooktop
- Disposal
- PlumbedForGas

WINDOWS:

- WindowCoverings

VIRTUAL TOUR:

- [View virtual tour](#)

EXTERIOR FEATURES

STYLE:

- Traditional
- Detached

PARKING:

- GarageFacesFront

LOT DESCRIPTION:

- InteriorLot
- Landscaped
- Subdivision

ROOF TYPE:

- SpanishTile

YARD/GROUNDS:

- OutdoorLivingArea
- RainGutters

SIDING:

- Brick

POOL TYPE:

- None

FOUNDATION:

- Slab

FENCING:

- Wood
- WroughtIron

UTILITIES

HEATING/COOLING:

- Central
- NaturalGas

UTILITIES:

- SewerAvailable
 - WaterAvailable
 - CableAvailable
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ADDITIONAL PROPERTY DETAILS

AMENITIES:

- BuiltInFeatures
- DecorativeDesignerLightingFixtures
- DoubleVanity
- EatInKitchen
- HighSpeedInternet
- KitchenIsland
- Pantry
- CableTv
- VaultedCeilings
- WalkInClosets

SECURITY FEATURES:

- SmokeDetectors
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LISTED BY: Christine Hogan 

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BROKERED BY: Monument Realty