

CENTURY 21[®]

Judge Fite Company



8736 EDGEWATER DRIVE

THE COLONY, TX 75056



\$1,390,000



3,795 sqft



5 beds



6 baths

DESCRIPTION

Spacious two-story residence, offering 5 bedrooms, 5 full baths and 1 half bath within approximately 3,780 sq ft of open living space. The home features an inviting main-floor primary suite with oversized walk-in closet and spa-style bath. The chef's kitchen is appointed with a large island, high-end appliances, stone counters and walk-in pantry. Upstairs includes a game room, media theater room and guest suites. Exterior highlights include a covered patio, fenced yard and lake-view lot in the desirable The Tribute community. Interior upgrades include custom built out attic, smart-home wiring, built-in sound, luxury flooring and decorative lighting. Home with three-car garage, fully equipped with EV charger and builder warranty in place. This property also includes a whole house water treatment system! A combination of water softening, filtration, and pressure control. Community amenities include pool, trails and park in a master-planned neighborhood within Little Elm Independent School District.

PROPERTY TYPE: Residential - Single Family Residence
MLS STATUS: Pending
MLS: 21111263
YEAR BUILT: 2024
COUNTY: Denton
TRACT OR SUBDIVIION: Westbury Tribute Ph 6
LIST DATE: 11/22/2025

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800.451.8055

AREA:
SQUARE FEET: 3,795
TOTAL BEDS: 5
FULL BATHS: 5
HALF BATHS: 1
ACRES: 0.21
LOT SIZE (SQFT): 9,365

INTERIOR FEATURES

KITCHEN:

- HomeTheater

FIREPLACE:

- Gas

FLOOR COVERINGS:

- EngineeredHardwood
- Tile

APPLIANCES:

- BuiltInGasRange
- DoubleOven
- Dishwasher
- ElectricOven
- ElectricWaterHeater
- Disposal
- Microwave
- WaterSoftener
- TanklessWaterHeater
- Washer

VIRTUAL TOUR:

- [View virtual tour](#)

EXTERIOR FEATURES

STYLE:

- Traditional
- Detached

PARKING:

- Garage

LOT DESCRIPTION:

- CulDeSac
- Greenbelt

ROOF TYPE:

- Composition

YARD/GROUNDS:

- Lighting
- RainGutters

SIDING:

- Brick
- Rock
- Stone

POOL TYPE:

- None

FOUNDATION:

- Slab

FENCING:

- Wood

UTILITIES

HEATING/COOLING:

- Central

UTILITIES:

- SewerAvailable
 - WaterAvailable
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ADDITIONAL PROPERTY DETAILS

AMENITIES:

- WetBar
- BuiltInFeatures
- Chandelier
- DryBar
- DecorativeDesignerLightingFixtures
- DoubleVanity
- EatInKitchen
- GraniteCounters
- KitchenIsland
- OpenFloorplan
- SmartHome
- WalkInClosets

SECURITY FEATURES:

- SmokeDetectors
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LISTED BY: Keegan Mueller 

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BROKERED BY: INC Realty, LLC