

# CENTURY 21<sup>®</sup>

Judge Fite Company



## 3329 LOCHSIDE

THE COLONY, TX 75056



\$1,125,000



3,889 sqft



4 beds



5 baths

## DESCRIPTION

Located in the heart of the Tribute, this amazing home offers the perfect balance of modern design & resort-style living!. This exceptionally maintained residence offers breathtaking canal views & an outdoor retreat featuring a sparkling pool & large covered patio to enjoy year-round outdoor living. As you enter through the private courtyard, you are greeted with a grand foyer, hand-scraped hardwood floors, soaring ceilings, designer lighting & a private study with French doors & sleek custom built-ins. The open concept main living area features a wall of windows overlooking the pool & canal, striking custom wood accent wall, shiplap ceiling for added architectural design & stone fireplace with gas log insert! The professionally designed kitchen features crisp white cabinetry paired with Carrera-inspired quartz countertops & a soft gray marbled subway tile backsplash for subtle texture. High-end hardware, a six-burner gas cooktop, double ovens, abundant storage & an oversized island with seating make this space as functional as it is beautiful. Tucked privately at the rear of the home, the primary suite is a serene escape with elevated ceilings & expansive windows capturing pool & canal views. The spa-inspired bath features dual vanities, a frameless glass walk-in shower & large closet. A rare second guest suite with full bath is conveniently located on the main level! Upstairs, new patterned carpet leads to a spacious game room with a beverage station, a separate media room & two additional guest bedrooms connected by a Jack-and-Jill bath. The backyard is truly the masterpiece of this home with panoramic canal views from the sparkling pool, fully equipped outdoor kitchen and built-in grill & multiple seating areas designed for gathering. A mosquito misting system & pet-friendly artificial turf enhance the low-maintenance lifestyle. Additional highlights include electronic shades, epoxy-coated garage flooring.

**PROPERTY TYPE:** Residential - Single Family Residence

**MLS STATUS:** Pending

**MLS:** 21174813

**YEAR BUILT:** 2011

**COUNTY:** Denton

**TRACT OR SUBDIVIION:** The Glen At Tribute Ph 1

**LIST DATE:** 02/12/2026

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## 800.451.8055

**AREA:**

**SQUARE FEET:** 3,889

**TOTAL BEDS:** 4

**FULL BATHS:** 3

**HALF BATHS:** 2

**ACRES:** 0.23

**LOT SIZE (SQFT):** 10,018

## INTERIOR FEATURES

### FIREPLACE:

- GasLog
- GasStarter
- LivingRoom
- Stone
- Insert

### FLOOR COVERINGS:

- Carpet
- CeramicTile
- Wood

### APPLIANCES:

- SomeGasAppliances
- DoubleOven
- Dishwasher
- ElectricOven
- GasCooktop
- Disposal
- Microwave
- PlumbedForGas
- SomeCommercialGrade
- VentedExhaustFan
- WineCooler

### WINDOWS:

- WindowCoverings

### VIRTUAL TOUR:

- [View virtual tour](#)


## EXTERIOR FEATURES

<b>STYLE:</b> <ul style="list-style-type: none"><li>● FrenchProvincial</li><li>● Traditional</li><li>● Detached</li></ul>	<b>PARKING:</b> <ul style="list-style-type: none"><li>● EpoxyFlooring</li><li>● GarageFacesFront</li><li>● GarageFacesSide</li><li>● Storage</li></ul>	<b>LOT DESCRIPTION:</b> <ul style="list-style-type: none"><li>● InteriorLot</li><li>● Landscaped</li><li>● Subdivision</li><li>● SprinklerSystem</li><li>● Waterfront</li></ul>
<b>ROOF TYPE:</b> <ul style="list-style-type: none"><li>● Composition</li></ul>	<b>YARD/GROUNDS:</b> <ul style="list-style-type: none"><li>● BuiltInBarbecue</li><li>● Barbecue</li><li>● GasGrill</li><li>● OutdoorGrill</li><li>● OutdoorKitchen</li><li>● PrivateYard</li><li>● RainGutters</li></ul>	<b>SIDING:</b> <ul style="list-style-type: none"><li>● Brick</li><li>● Rock</li><li>● Stone</li></ul>
<b>POOL TYPE:</b> <ul style="list-style-type: none"><li>● Gunit</li><li>● InGround</li><li>● Pool</li><li>● WaterFeature</li><li>● Community</li></ul>	<b>FOUNDATION:</b> <ul style="list-style-type: none"><li>● Slab</li></ul>	<b>FENCING:</b> <ul style="list-style-type: none"><li>● Fenced</li><li>● Metal</li><li>● Wood</li></ul>

## UTILITIES

<b>HEATING/COOLING:</b> <ul style="list-style-type: none"><li>● Central</li><li>● Fireplaces</li><li>● NaturalGas</li></ul>	<b>UTILITIES:</b> <ul style="list-style-type: none"><li>● SewerAvailable</li><li>● WaterAvailable</li><li>● CableAvailable</li></ul>
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## ADDITIONAL PROPERTY DETAILS

<b>AMENITIES:</b> <ul style="list-style-type: none"><li>● BuiltInFeatures</li><li>● DecorativeDesignerLightingFixtures</li><li>● DoubleVanity</li><li>● EatInKitchen</li><li>● HighSpeedInternet</li><li>● KitchenIsland</li><li>● CableTv</li><li>● NaturalWoodwork</li><li>● WalkInClosets</li></ul>	<b>SECURITY FEATURES:</b> <ul style="list-style-type: none"><li>● SmokeDetectors</li></ul>
<b>COMMUNITY:</b> <ul style="list-style-type: none"><li>● Clubhouse</li><li>● Fishing</li><li>● Other</li><li>● Playground</li><li>● Park</li><li>● Pickleball</li><li>● TrailsPaths</li><li>● Curbs</li><li>● Sidewalks</li></ul>	
<b>LISTED BY:</b> Brandon Carrington 	
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<b>BROKERED BY:</b> Hometiva	