

# CENTURY 21<sup>®</sup>

Judge Fite Company



## 2729 ASHFORD

THE COLONY, TX 75056



\$930,900



3,216 sqft



3 beds



4 baths

## DESCRIPTION

Welcome to 2729 Ashford, a beautifully upgraded one owner home situated on an oversized corner lot in the exclusive Waterford Point village of The Tribute. Thoughtfully designed and meticulously maintained, this stunning residence offers 3 bedrooms all with ensuite baths, half bath for guests, dedicated office, spacious living areas, and 3 car garage. Rich engineered wood floors flows throughout the main living spaces including kitchen, office, primary suite, and powder bath, complemented by custom lighting, plantation shutters, blackout shades in the primary bedroom, and surround sound system. The chef's kitchen features an oversized island with solid slab granite, two tone cabinetry, a built in wine cooler, Blanco sink, soft close cabinetry and drawers, and a custom California Closet pantry. The dining area was structurally expanded to create a more open layout for entertaining. The family room showcases a fireplace with upgraded tile surround, custom mantle, built in cabinetry, and surround sound. The private primary suite offers a tray ceiling and custom bath with added vanity, walk in shower with upgraded tile and bench, large soaking tub, and custom California Closet system. Additional upgrades include an expanded laundry room with custom cabinetry, a custom office with built ins and double sided desk, ensuite secondary bedrooms with upgraded cabinetry and California Closet systems, epoxy garage floors with built in shelving, 8 foot garage doors, and a whole house Culligan water system with reverse osmosis and softener. The landscaped yard features stone bordered beds, uplighting, and an extended travertine patio with outdoor speakers and remote screen for year round outdoor living. Located in Waterford Point within The Tribute, residents enjoy access to two award winning golf courses, miles of scenic trails, resort pools, and pickleball courts. A new marina is opening this year with 400 boat slips and lakeside café, with 400 additional slips planned in 2027.

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

**MLS STATUS:** Active

**MLS:** 21197418

**YEAR BUILT:** 2020

**COUNTY:** Denton

**TRACT OR SUBDIVIION:** Waterford Point Ph 3

**LIST DATE:** 03/05/2026

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**800.451.8055**

**AREA:**

**SQUARE FEET:** 3,216

**TOTAL BEDS:** 3

**FULL BATHS:** 3

**HALF BATHS:** 1

**ACRES:** 0.22

**LOT SIZE (SQFT):** 9,670

## INTERIOR FEATURES

### FIREPLACE:

- Decorative
- Gas
- GasLog
- LivingRoom
- Other

### FLOOR COVERINGS:

- Carpet
- CeramicTile
- EngineeredHardwood

### APPLIANCES:

- Dishwasher
- GasCooktop
- Disposal
- Microwave
- TanklessWaterHeater
- WineCooler

### WINDOWS:

- Shutters
- WindowCoverings

### VIRTUAL TOUR:

- [View virtual tour](#)

## EXTERIOR FEATURES

### STYLE:

- Traditional
- Detached

### PARKING:

- Covered
- DoorMulti
- Driveway
- EpoxyFlooring
- GarageFacesFront
- Garage
- GarageDoorOpener
- KitchenLevel
- Lighted
- Private
- GarageFacesSide
- SideBySide
- Storage

### LOT DESCRIPTION:

- CornerLot
- InteriorLot
- Landscaped
- Subdivision
- SprinklerSystem
- FewTrees

### ROOF TYPE:

- Composition

### YARD/GROUNDS:

- OutdoorLivingArea
- RainGutters

### SIDING:

- Brick
- Rock
- Stone

### POOL TYPE:

- None
- Community

### FOUNDATION:

- Slab

### FENCING:

- BackYard
- Wood

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## UTILITIES

### HEATING/COOLING:

- Central

### UTILITIES:

- ElectricityConnected
  - NaturalGasAvailable
  - SewerAvailable
  - SeparateMeters
  - UndergroundUtilities
  - WaterAvailable
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## ADDITIONAL PROPERTY DETAILS

### AMENITIES:

- BuiltInFeatures
- Chandelier
- DecorativeDesignerLightingFixtures
- DoubleVanity
- EatInKitchen
- GraniteCounters
- HighSpeedInternet
- KitchenIsland
- OpenFloorplan
- Pantry
- VaultedCeilings
- WalkInClosets
- WiredForSound

### SECURITY FEATURES:

- SmokeDetectors

### COMMUNITY:

- Clubhouse
- FitnessCenter
- Fishing
- Golf
- Lake
- Marina
- Other
- Playground
- Park
- Pickleball
- Pool
- Restaurant
- TrailsPaths
- Curbs
- Sidewalks

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**LISTED BY:** Stacey Leslie 

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**BROKERED BY:** EXP REALTY