

# CENTURY 21<sup>®</sup>

Judge Fite Company



## 8425 COLBURN

THE COLONY, TX 75056



\$869,000



3,138 sqft



4 beds



4 baths

---

## DESCRIPTION

Immaculate 2-story story home in the highly sought-after lakeside community of The Tribute in The Colony. This spacious 4-bedroom, 3.5-bath home offers an open-concept layout designed for both comfort and entertaining. The first floor features rich hardwood flooring, a private primary suite, and a high-end kitchen with stunning finishes, premium cabinetry, and modern appliances—perfect for any home chef. Upstairs, you'll find three generously sized bedrooms, two full bathrooms, a large game room, and a dedicated media room, providing plenty of space for relaxation and entertainment. Enjoy resort-style living with exceptional community amenities, including two sparkling pools, a kids' splash park, dog park, playgrounds, and expansive green spaces. Stay active with miles of cushioned jogging trails, pickleball courts, and a canoe&kayak launch. With over 10 miles of scenic nature trails, you'll experience breathtaking lake views and abundant wildlife right in your neighborhood.

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

**MLS STATUS:** Active

**MLS:** 21222394

**YEAR BUILT:** 2023

**COUNTY:** Denton

**TRACT OR SUBDIVIION:** Westbury Tribute Ph 4

**LIST DATE:** 03/30/2026

**CENTURY 21**

Judge Fite Company

**800.451.8055**

**AREA:**

**SQUARE FEET:** 3,138

**TOTAL BEDS:** 4

**FULL BATHS:** 3

**HALF BATHS:** 1

**ACRES:** 0.14

**LOT SIZE (SQFT):** 6,141

## INTERIOR FEATURES

### FLOOR COVERINGS:

- Carpet
- CeramicTile
- Wood

### APPLIANCES:

- Dishwasher
- GasCooktop
- Disposal
- Microwave

### VIRTUAL TOUR:

- [View virtual tour](#)

## EXTERIOR FEATURES

### STYLE:

- Traditional
- Detached

### PARKING:

- Garage
- GarageDoorOpener

### ROOF TYPE:

- Composition

### SIDING:

- Brick

### POOL TYPE:

- None
- Community

### FOUNDATION:

- Slab

### FENCING:

- Wood

## UTILITIES

### HEATING/COOLING:

- Central
- NaturalGas

### UTILITIES:

- SewerAvailable
- WaterAvailable
- CableAvailable

## ADDITIONAL PROPERTY DETAILS

### AMENITIES:

- EatInKitchen
- HighSpeedInternet
- KitchenIsland
- OpenFloorplan
- Pantry
- CableTv

### COMMUNITY:

- Playground
  - Pool
  - Sidewalks
- 

**LISTED BY:** Ling Jordan 

**PHONE:** 214.888.3876

**BROKERED BY:** Golden Realty