

CENTURY 21

Judge Fite Company



3036 WARRINGTON

THE COLONY, TX 75056



\$888,000



2,523 sqft



4 beds



3 baths

DESCRIPTION

Exceptional Britton Homes single-story built in 2022, positioned on a premium lot backing to a large greenbelt with no rear neighbors, offering rare privacy in the award-winning lakeside community of The Tribute. Extensively upgraded with luxury finishes and integrated smart technology, this home is ideally suited for buyers seeking top-of-market quality. With over \$130,000 invested in thoughtful, high-end upgrades, every detail has been carefully curated for both comfort and sophistication. The open-concept layout showcases a stunning floor-to-ceiling marble fireplace that operates by remote, expansive living space, and a gourmet kitchen featuring GE Monogram appliances, ceiling-height glass tile backsplash, soft-close cabinetry, contemporary GE Cafe vent hood, and generous counter space ideal for entertaining. A versatile study with closet offers flexibility as an office, media room, or additional bedroom. The private primary suite features dual vanities, freestanding tub, dual showers with rain head, and two spacious walk-in closets. This home is loaded with premium upgrades including high-end wood tile flooring throughout, quartz counters throughout, motorized UV blinds, whole-house Generac generator, solar system, network-enabled irrigation and lighting, pre-wired security and audio, premium TOTO wash lets, and advanced automation features. The three-car garage includes epoxy floors, built-in cabinets, workbench, overhead storage, and 220V outlet. Professionally landscaped backyard features premium Italian motorized patio screens and serene greenbelt views. Located in The Tribute, residents enjoy 36 holes of championship golf, tour-caliber practice facilities, a 33,000-square-foot Scottish-inspired clubhouse, resort-style pools, splash park, pickleball courts, kayak launch, and 10+ miles of trails along Lake Lewisville. A full-service marina with 800+ boat slips, lakeside park, sand volleyball, and event lawn is planned for 2026.

PROPERTY TYPE: Residential - Single Family Residence

MLS STATUS: Active

MLS: 21225338

YEAR BUILT: 2022

COUNTY: Denton

TRACT OR SUBDIVIION: Westbury Tribute Ph 5

LIST DATE: 04/01/2026

CENTURY 21

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800.451.8055

AREA:

SQUARE FEET: 2,523

TOTAL BEDS: 4

FULL BATHS: 3

HALF BATHS: 0

ACRES: 0.14

LOT SIZE (SQFT): 6,011

INTERIOR FEATURES

KITCHEN:

- Generator

FIREPLACE:

- Gas
- GasLog
- GasStarter
- GreatRoom
- SeeRemarks

FLOOR COVERINGS:

- SeeRemarks
- Tile

APPLIANCES:

- SomeGasAppliances
- BuiltInGasRange
- ConvectionOven
- Dishwasher
- ElectricOven
- GasCooktop
- Disposal
- Microwave
- PlumbedForGas
- Refrigerator
- TanklessWaterHeater
- VentedExhaustFan

VIRTUAL TOUR:

- [View virtual tour](#)

EXTERIOR FEATURES

STYLE:

- ContemporaryModern
- Detached

PARKING:

- Covered
- DoorMulti
- EpoxyFlooring
- Enclosed
- GarageFacesFront
- Garage
- GolfCartGarage
- GarageDoorOpener
- InsideEntrance
- KitchenLevel
- Lighted

LOT DESCRIPTION:

- BacksToGreenbeltPark
- Landscaped
- Level
- NativePlants
- NoBackyardGrass
- SprinklerSystem

ROOF TYPE:

- Asphalt
- Shingle

YARD/GROUNDS:

- Barbecue
- Lighting
- PrivateYard
- RainGutters

SIDING:

- Brick
- Rock
- Stone

POOL TYPE:

- None
- Community

FOUNDATION:

- Slab

FENCING:

- BackYard

UTILITIES

HEATING/COOLING:

- Central
- EnergyStarAccaRsiQualifiedInstallation
- EnergyStarQualifiedEquipment
- Fireplaces
- NaturalGas
- Solar

UTILITIES:

- ElectricityAvailable
 - NaturalGasAvailable
 - SewerAvailable
 - SeparateMeters
 - UndergroundUtilities
 - WaterAvailable
 - CableAvailable
-

ADDITIONAL PROPERTY DETAILS

AMENITIES:

- BuiltInFeatures
- DecorativeDesignerLightingFixtures
- DoubleVanity
- EatInKitchen
- HighSpeedInternet
- KitchenIsland
- OpenFloorplan
- Pantry
- SmartHome
- CableTv
- VaultedCeilings
- WiredForData
- WalkInClosets
- WiredForSound

SECURITY FEATURES:

- Prewired
- SecuritySystemOwned
- SecuritySystem
- CarbonMonoxideDetectors
- FireAlarm
- SmokeDetectors
- SecurityService

COMMUNITY:

- BoatFacilities
- Dock
- Golf
- Lake
- Marina
- Playground
- Park
- Pool
- Racquetball
- TrailsPaths
- CommunityMailbox
- Curbs
- Sidewalks

LISTED BY: Ann Hayle 

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BROKERED BY: EXP REALTY