

# CENTURY 21<sup>®</sup>

Judge Fite Company



## 5876 AUSTIN WATERS

THE COLONY, TX 75056



\$654,000



2,297 sqft



3 beds



2 baths

## DESCRIPTION

Seller is ready to make a move! Located in the highly desirable Austin Waters community, this thoughtfully cared-for single-story home offers a functional layout with 3 bedrooms and inviting living spaces throughout. The backyard is designed for both relaxation and entertaining, featuring a covered patio, a pool and spa, and peaceful water elements. A combination of fencing provides privacy while still allowing views toward the neighboring nature preserve. Inside, the main living area is centered around a stone fireplace and filled with natural light, with views overlooking the backyard. The primary suite is generously sized, offering space for a seating area along with a private bathroom and a walk-in closet that conveniently connects to the laundry room. The secondary bedrooms are positioned separately, creating a comfortable sense of privacy for guests or family. The kitchen is built for both everyday use and hosting, complete with a large island, plenty of cabinet storage, and an easy flow into the main living areas. An added dry bar with a built-in wine feature makes entertaining even more enjoyable. Austin Waters residents have access to amenities including a community pool, park, walking and biking trails, and greenbelt spaces. Conveniently located near Grandscape for shopping, dining, and entertainment, and backing to Arbor Hills Nature Preserve, this home offers a great blend of lifestyle and location. A great opportunity to own in one of The Colony's most sought-after neighborhoods.

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

**MLS STATUS:** Active

**MLS:** 21237357

**YEAR BUILT:** 2017

**COUNTY:** Denton

**TRACT OR SUBDIVIION:** Austin Waters East Ph II

**LIST DATE:** 04/17/2026

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**800.451.8055**

**AREA:**

**SQUARE FEET:** 2,297

**TOTAL BEDS:** 3

**FULL BATHS:** 2

**HALF BATHS:** 0

**ACRES:** 0.13

**LOT SIZE (SQFT):** 5,880

## INTERIOR FEATURES

### KITCHEN:

- IrrigationEquipment

### FIREPLACE:

- GlassDoors
- GasLog
- LivingRoom

### FLOOR COVERINGS:

- Wood

### APPLIANCES:

- SomeGasAppliances
- Dishwasher
- GasCooktop
- Disposal
- GasWaterHeater
- PlumbedForGas
- Refrigerator
- TanklessWaterHeater
- VentedExhaustFan
- WineCooler

### VIRTUAL TOUR:

- [View virtual tour](#)

## EXTERIOR FEATURES

### STYLE:

- Traditional
- Detached

### PARKING:

- Driveway
- GarageFacesFront
- Garage
- GarageDoorOpener
- Lighted
- Oversized
- Tandem

### POOL TYPE:

- Pool
- Community

### FOUNDATION:

- Slab

## UTILITIES

### UTILITIES:

- SewerAvailable
  - WaterAvailable
  - CableAvailable
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## ADDITIONAL PROPERTY DETAILS

### AMENITIES:

- BuiltInFeatures
- DecorativeDesignerLightingFixtures
- EatInKitchen
- GraniteCounters
- HighSpeedInternet
- KitchenIsland
- OpenFloorplan
- Pantry
- SmartHome
- CableTv
- WalkInClosets
- WiredForSound

### SECURITY FEATURES:

- SecuritySystem

### COMMUNITY:

- Clubhouse
  - Playground
  - Park
  - Pool
  - TrailsPaths
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**LISTED BY:** Tezerae Herbert 

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**BROKERED BY:** Monument Realty