

# CENTURY 21<sup>®</sup>

Judge Fite Company



## 8471 COLBURN

THE COLONY, TX 75056



\$900,000



2,978 sqft



4 beds



4 baths

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## DESCRIPTION

Beautifully appointed 4-bedroom home in the highly sought-after lakeside community of The Tribute, offering 2,978 square feet of thoughtfully designed living space with elevated modern finishes throughout. Welcome to 8471 Colburn — where a striking entry and rich wood flooring set the tone for a refined yet comfortable interior. The main level is designed for both everyday living and effortless entertaining, featuring a dining area and a spacious living room filled with natural light that flows seamlessly into the kitchen. The kitchen serves as the heart of the home, showcasing a large island, quartz countertops, gas cooktop, premium cabinetry, and modern appliances, all complemented by generous prep space and stylish design. The private primary suite is conveniently located on the first floor, offering a relaxing retreat with a well-appointed ensuite bath and ample closet space. A half bath and utility room add convenience and functionality. Upstairs, a versatile layout includes a large game room and a dedicated media room, creating ideal spaces for entertaining, movie nights, or flexible use. Three additional bedrooms and two full bathrooms provide comfortable accommodations for family, guests, or home office needs. Step outside to a beautifully designed backyard retreat featuring low-maintenance turf for year-round greenery, a custom putting green, and an outdoor kitchen—perfect for hosting gatherings or enjoying outdoor dining in a private setting. Located in The Tribute, residents enjoy resort-style amenities including pools, a splash park, dog park, playgrounds, pickleball courts, miles of scenic trails, and lake access. This home combines modern style, functional living, and an exceptional community setting—an outstanding opportunity in The Colony.

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

**MLS STATUS:** Active

**MLS:** 21247374

**YEAR BUILT:** 2022

**COUNTY:** Denton

**TRACT OR SUBDIVIION:** WestburyTribute Ph 4

**LIST DATE:** 04/25/2026

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**800.451.8055**

**AREA:**

**SQUARE FEET:** 2,978

**TOTAL BEDS:** 4

**FULL BATHS:** 3

**HALF BATHS:** 1

**ACRES:** 0.12

**LOT SIZE (SQFT):** 5,227

## INTERIOR FEATURES

### FLOOR COVERINGS:

- Carpet
- CeramicTile
- Wood

### APPLIANCES:

- SomeGasAppliances
- Dishwasher
- ElectricOven
- GasCooktop
- Disposal
- Microwave
- PlumbedForGas
- TanklessWaterHeater
- VentedExhaustFan

### WINDOWS:

- WindowCoverings

### VIRTUAL TOUR:

- [View virtual tour](#)

## EXTERIOR FEATURES

<b>STYLE:</b> <ul style="list-style-type: none"><li>● Traditional</li><li>● Detached</li></ul>	<b>PARKING:</b> <ul style="list-style-type: none"><li>● GarageFacesFront</li><li>● Garage</li><li>● GarageDoorOpener</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>● FewTrees</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>● Lighting</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>● None</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>● Wood</li></ul>

## UTILITIES

<b>HEATING/COOLING:</b> <ul style="list-style-type: none"><li>● Central</li><li>● NaturalGas</li></ul>	<b>UTILITIES:</b> <ul style="list-style-type: none"><li>● SewerAvailable</li><li>● UndergroundUtilities</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>● EatInKitchen</li><li>● HighSpeedInternet</li><li>● OpenFloorplan</li><li>● Pantry</li><li>● CableTv</li><li>● VaultedCeilings</li><li>● WalkInClosets</li><li>● WiredForSound</li></ul>
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<b>COMMUNITY:</b> <ul style="list-style-type: none"><li>● Fishing</li><li>● Golf</li><li>● Lake</li><li>● Playground</li><li>● Park</li><li>● Pool</li><li>● TennisCourts</li><li>● TrailsPaths</li><li>● Curbs</li><li>● Sidewalks</li></ul>
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