



8416 WESTERN
THE COLONY, TX 75056



\$1,699,000



4,029 sqft



4 beds



5 baths

DESCRIPTION

Experience LAKESIDE luxury at it's finest in this breathtaking WATERFRONT view residence, perfectly positioned within The Tribute—an exclusive 1,600-acre master planned enclave on the Lake Lewisville peninsula. From the moment you arrive, the grand drive up and architectural presence signal that this is no ordinary home. Inside, walls of windows flood the space with natural light, revealing shimmering lake views and refined designer finishes at every turn. This one owner masterpiece offers 4 bedrooms, 5 baths, a private office, game room, and media room—each space curated for elevated living and unforgettable entertaining. At the heart of the home, the chef's kitchen commands attention with premium 6 burner appliances, custom cabinetry, and an expansive island that invites gathering and celebration. The primary suite is a sanctuary of indulgence, featuring soaring ceilings, a spa inspired bath, dual closets, and a serene sitting area overlooking the water. Upstairs, a spacious game room and additional ensuite bedrooms provide comfort and privacy, while the balcony capture the kind of sunsets that feel cinematic. Throughout the home, designer upgrades—custom drapery, elevated lighting, crown molding, planning station and a spacious butler's pantry—add layers of sophistication and artistry. Step outside to an extended patio and a beautifully paved side yard, creating an outdoor living experience that rivals the interior—perfect for quiet mornings, lively evenings, or lakeside lounging. Life in The Tribute is a resort level experience: two award winning golf courses, on site dining, resort style pools, lakefront trails, playgrounds, dog parks, vibrant community events, and highly rated schools. And with the new Marina & Lakeside Park opening soon, the lifestyle only continues to elevate. All of this just minutes from The Star, Grandscape, and major highways. This is more than a home—it's a statement of luxury, comfort, and the unmatched beauty of LAKESIDE living.

PROPERTY TYPE: Residential - Single Family Residence

MLS STATUS: Active

MLS: 21247933

YEAR BUILT: 2022

COUNTY: Denton

TRACT OR SUBDIVIION: Westbury Tribute Ph 4

LIST DATE: 04/30/2026

CENTURY 21

Judge Fite Company

800.451.8055

AREA:

SQUARE FEET: 4,029

TOTAL BEDS: 4

FULL BATHS: 4

HALF BATHS: 1

ACRES: 0.18

LOT SIZE (SQFT): 7,623

INTERIOR FEATURES

FIREPLACE:

- Decorative
- GasLog
- LivingRoom

FLOOR COVERINGS:

- Carpet
- Tile

APPLIANCES:

- SomeGasAppliances
- Dishwasher
- GasCooktop
- Disposal
- PlumbedForGas
- TanklessWaterHeater

WINDOWS:

- WindowCoverings

VIRTUAL TOUR:

- [View virtual tour](#)


EXTERIOR FEATURES

STYLE: <ul style="list-style-type: none">● Tudor● Detached	PARKING: <ul style="list-style-type: none">● Covered● Driveway● EpoxyFlooring● GarageFacesFront● Garage● GarageDoorOpener● Oversized● GarageFacesSide	LOT DESCRIPTION: <ul style="list-style-type: none">● InteriorLot● IrregularLot● Landscaped
ROOF TYPE: <ul style="list-style-type: none">● Composition	YARD/GROUNDS: <ul style="list-style-type: none">● Balcony● Lighting● RainGutters	SIDING: <ul style="list-style-type: none">● Brick
POOL TYPE: <ul style="list-style-type: none">● None● Community	FENCING: <ul style="list-style-type: none">● Wood● WroughtIron	

UTILITIES

HEATING/COOLING: <ul style="list-style-type: none">● Central	UTILITIES: <ul style="list-style-type: none">● CableAvailable● NaturalGasAvailable● SewerAvailable● SeparateMeters● UndergroundUtilities● WaterAvailable
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ADDITIONAL PROPERTY DETAILS

AMENITIES: <ul style="list-style-type: none">● Chandelier● CathedralCeilings● DecorativeDesignerLightingFixtures● DoubleVanity● HighSpeedInternet● KitchenIsland● OpenFloorplan● SmartHome● WalkInClosets	SECURITY FEATURES: <ul style="list-style-type: none">● SecuritySystem● CarbonMonoxideDetectors● FireAlarm
COMMUNITY: <ul style="list-style-type: none">● Clubhouse● FitnessCenter● Fishing● Golf● Lake● Playground● Park● TennisCourts● TrailsPaths● Curbs● Sidewalks	
LISTED BY: Maureen Schwabe 	
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BROKERED BY: JPAR North Metro	