



**8533 WESTERN**  
THE COLONY, TX 75056



\$950,000



3,342 sqft



4 beds



4 baths

## DESCRIPTION

A rare offering in The Tribute with unobstructed lake views and direct access to walking trails along the water just outside your front door. This Perry Homes design features soaring ceilings and a wall of windows that bring in natural light and showcase the views. The main living area is designed for both comfort and entertaining, with a two story family room anchored by a fireplace and open to the kitchen and dining. The kitchen offers an oversized island with seating, 5 burner gas cooktop, and a walk in pantry. The primary suite is privately located on the main level and offers a spacious bath with dual vanities, soaking tub, separate glass enclosed shower, and a large walk in closet. Upstairs, an oversized game room captures elevated lake views and provides flexible space for media or gathering. A private guest suite with full bath is complemented by three additional secondary bedrooms connected by a Hollywood style bath. Outdoor living includes a covered patio and a turfed side yard for low maintenance enjoyment. Located in The Tribute, residents enjoy resort style amenities including golf, pools, a marina, and miles of lakeside trails. One of the only homes on the market with this combination of view, access, and layout.

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

**MLS STATUS:** Active

**MLS:** 21253795

**YEAR BUILT:** 2022

**COUNTY:** Denton

**TRACT OR SUBDIVIION:** The Tribute

**LIST DATE:** 05/01/2026

**CENTURY 21**

Judge Fite Company

**800.451.8055**

**AREA:**

**SQUARE FEET:** 3,342

**TOTAL BEDS:** 4

**FULL BATHS:** 3

**HALF BATHS:** 1

**ACRES:** 0.11

**LOT SIZE (SQFT):** 4,792

## INTERIOR FEATURES

### FLOOR COVERINGS:

- Carpet
- CeramicTile
- Wood

### APPLIANCES:

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

### VIRTUAL TOUR:

- [View virtual tour](#)

## EXTERIOR FEATURES

### STYLE:

- Detached

### PARKING:

- Garage
- GarageDoorOpener
- GarageFacesRear

### ROOF TYPE:

- Composition

### POOL TYPE:

- None
- Community

### FOUNDATION:

- Slab

## UTILITIES

### HEATING/COOLING:

- Central
- NaturalGas

### UTILITIES:

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

## ADDITIONAL PROPERTY DETAILS

### AMENITIES:

- DecorativeDesignerLightingFixtures
- SmartHome
- CableTv
- WiredForSound

### COMMUNITY:

- Playground
  - Park
  - Pool
  - TennisCourts
  - TrailsPaths
  - Curbs
  - Sidewalks
- 

**LISTED BY:** Carrie Himel 

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**BROKERED BY:** Compass RE Texas, LLC