

\$1,325,000 - 8336 Western, The Colony

MLS® #20953527

\$1,325,000

4 Bedroom, 3.20 Bathroom, 3,566 sqft

Residential on 0.17 Acres

Westbury Tribute Ph 3b, The Colony, TX

Rare Lakefront Opportunity in Premier Master-Planned Golf Community w Incredible Amenities. Amazing views of Lake especially in Winter & Spring w year around privacy & a gorgeous tree lined lot Welcome to your dream home on one of the most sought-after streets in this prestigious lakeside neighborhood. This custom designed modern masterpiece offers an unmatched blend of luxury, functionality & location, truly the perfect home on the perfect lot. From the moment you arrive, the stunning curb appeal sets the tone for what's inside. This spacious 4-bedrm, 5-bathrm home features a thoughtfully designed floor plan w no detail overlooked. A dedicated study w built-ins & a stylish formal dining room offer elegant spaces for work & entertaining. At the heart of the home lies a chef-inspired kitchen complete w quartz countertops, upgraded backsplash, top-of-the-line appliances, & abundant storage. The open-concept layout flows seamlessly into the expansive living area w a cozy fireplace, ideal for everyday living & gatherings. The main floor includes both the primary suite & a secondary bedrm w ensuite bath, perfect for guests. Upstairs a custom beverage station, massive second living-flex space, media rm, & two additional bedrms. Designer touches throughout include custom paint, lighting, & curated finishes. Step outside to your private backyard oasis that backs directly to the lake, featuring a covered patio, pergola, & outdoor kitchen w leathered granite countertops. It's the perfect setting for



peaceful mornings or lively evening entertaining. Additional highlights include, Primary Custom closet & Custom Pantry, spacious 3-car garage w built-in storage & access to top-rated schools. Living in the Tribute means more than just owning a home, itâ€™s a lifestyle. Enjoy two golf courses, resort-style pools, an 800-slip marina, on-site dining, lakeside trails, & amenities like dog parks, pickleball courts, a splash pad, kayak-canoe launch & the list goes on for this perfect home

Built in 2019

Essential Information

MLS® #	20953527
Price	\$1,325,000
Bedrooms	4
Bathrooms	3.20
Full Baths	3
Half Baths	2
Square Footage	3,566
Acres	0.17
Year Built	2019
Type	Residential
Sub-Type	Single Family Residence
Style	Traditional
Status	Active

Community Information

Address	8336 Western
Subdivision	Westbury Tribute Ph 3b
City	The Colony
County	Denton
State	TX
Zip Code	75056-3559

Amenities

Utilities	City Sewer, City Water
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# of Garages	3
Garages	Garage Faces Front

Interior

Interior Features	Built-in Features, Cable TV Available, Decorative Lighting, High Speed Internet Available, Kitchen Island, Pantry, Vaulted Ceiling(s), Walk-In Closet(s), Double Vanity, Eat-in Kitchen
Heating	Central, Natural Gas
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Living Room

Exterior

Exterior Features	Covered Porch(es), Rain Gutters, Outdoor Living Center
Lot Description	Interior Lot, Landscaped, Subdivision, Water/Lake View
Roof	Spanish Tile
Construction	Brick
Foundation	Slab

School Information

District	Little Elm ISD
Elementary	Prestwick
Middle	Lowell Strike
High	Little Elm

Listing Details

Listing Agent	Christine Hogan
Listing Office	Monument Realty

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