



8288 WESTERN
THE COLONY, TX 75056



\$1,320,000



3,917 sqft



4 beds



5 baths

DESCRIPTION

Available for lease or sale! 2% CONCESSION WITH PREFERRED LENDER!
Discover a rare opportunity to own a lakeside retreat in the prestigious, master-planned golf and lakefront community of The Tribute. Designed for both elegance and entertainment, this home welcomes you with an open-concept living area featuring soaring ceilings, custom wood beams, statement lighting, and oversized sliding glass doors that frame a breathtaking private outdoor escape. The gourmet kitchen impresses with an expansive quartz island, premium appliances, and abundant cabinetry. A thoughtful floor plan offers two bedrooms on the main level along with a formal study, dining room, powder bath, and extended covered patio. Upstairs, a spacious game room, fully equipped media room, two additional bedrooms with two full baths, and a serene balcony creating the perfect setting for entertaining or quiet sunset views. Refined finishes continue throughout with plantation shutters, wainscoting accents, upgraded balusters, rich wood flooring, and curated designer touches. Outdoors, the private oasis has been fully transformed with premium turf, a putting green, lush landscaping, built-in grill with keg tap, and a screened-in patio with electronic shades, outdoor fan, and integrated mosquito system for year-round comfort. The 3-car garage with epoxy floors and EV charger adds convenience to style. As a resident of The Tribute, you'll experience a lifestyle like no other, a golf cart community, two award-winning golf courses, on-site dining, resort-style pools, vibrant community events, lakefront trails, playgrounds, and highly rated schools, all just minutes from The Star, Grandscape, and major highways. More than a residence, this is a true lakeside sanctuary blending luxury, community, and resort living. COMING SUMMER OF 2026- state-of-the-art marina facility and park!

PROPERTY TYPE: Residential - Single Family Residence

MLS STATUS: Active

MLS: 21053028

YEAR BUILT: 2020

COUNTY: Denton

TRACT OR SUBDIVIION: Westbury Tribute Ph 3a

LIST DATE: 09/25/2025

CENTURY 21

Judge Fite Company

800.451.8055

AREA:

SQUARE FEET: 3,917

TOTAL BEDS: 4

FULL BATHS: 4

HALF BATHS: 1

ACRES: 0.17

LOT SIZE (SQFT): 7,230

INTERIOR FEATURES

FIREPLACE:

- Decorative
- Gas
- LivingRoom

FLOOR COVERINGS:

- Carpet
- Tile
- Wood

APPLIANCES:

- DoubleOven
- Dishwasher
- GasCooktop
- Disposal
- Microwave
- Refrigerator

WINDOWS:

- BayWindows
- Shutters
- WindowCoverings

VIRTUAL TOUR:

- [View virtual tour](#)

EXTERIOR FEATURES

STYLE: <ul style="list-style-type: none">● ContemporaryModern● Detached	PARKING: <ul style="list-style-type: none">● Concrete● DoorSingle● Driveway● Enclosed● GarageFacesFront● Garage● GarageDoorOpener● Oversized	LOT DESCRIPTION: <ul style="list-style-type: none">● BacksToGreenbeltPark● Greenbelt● Waterfront
ROOF TYPE: <ul style="list-style-type: none">● Composition	SIDING: <ul style="list-style-type: none">● Brick	POOL TYPE: <ul style="list-style-type: none">● None● Community
FOUNDATION: <ul style="list-style-type: none">● Slab	FENCING: <ul style="list-style-type: none">● Fenced	

UTILITIES

UTILITIES: <ul style="list-style-type: none">● ElectricityConnected● SewerAvailable● WaterAvailable
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ADDITIONAL PROPERTY DETAILS

AMENITIES: <ul style="list-style-type: none">● Chandelier● DecorativeDesignerLightingFixtures● GraniteCounters● HighSpeedInternet● KitchenIsland● OpenFloorplan● Pantry● VaultedCeilings● WalkInClosets● WiredForSound	SECURITY FEATURES: <ul style="list-style-type: none">● Prewired● FireAlarm
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COMMUNITY:

- Dock
- Fishing
- Golf
- Lake
- Other
- Playground
- Park
- Pickleball
- Pool
- TrailsPaths

LISTED BY: Ashley Sykes 

BROKERED BY: The Agency Frisco