16593 FERNBROOK DRIVE · SPLENDORA, TX

Life on Fernbrook

A few favorite things, shared by the family who lives here





01

A busy little pond

Stocked with bass, catfish, bluegill, and sunfish, and the family has enjoyed swimming and kayaking in it too. Red-eared sliders hatch new babies every year, and a shy snapping turtle makes the rare appearance.

02

Ducks that come home

Black-bellied whistling ducks fly in each year to nest. In 2026 they raised six ducklings, and a family of geese moved in for the very first time.

03

After-dark adventures

Deer, foxes, raccoons, and songbirds share the acreage. Evening walks change with every season, and you never know who you'll meet.

04

A fountain with a story

The pump-powered stone waterfall in the circular drive was built by the original owner for his hunting dogs. Today it greets everyone who pulls in.

2.7 acres · Stocked pond · No HOA

3 bedrooms · 2 baths · Single story

Laura Miranda
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Compass RE Texas, LLC

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More to Love

Sunsets, bonfires, and room for all the toys





05

Dinner with a sunset view

The family's favorite: eating dinner inside while the sun sets over the pond. In their words, "seriously the best!"

06

Countless bonfire nights

With 2.7 acres of open lawn and towering pines, there's always room to gather around the fire with friends.

07

Room for the toys

A second driveway leads to the detached garage by the pond, with space to park an RV, a boat, or whatever comes next.

08

Quiet, but close to it all

Tucked at the end of a quiet dead-end street, with easy access to US-59/I-69 when it's time to head into town.

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Wildlife Spotted

A field guide from the family's own sightings

6
whistling-duck ducklings raised here in 2026

4
geese that moved in for the first time in 2026

2024
the year a snapping turtle nested by the pond

IN THE POND

Bass
Stocked, and a catch-and-release favorite.

Catfish
Stocked and at home in the deeper water.

Bluegill & sunfish
Colorful panfish, also known as sun perch.

Minnows
Plenty of them along the edges.

Red-eared sliders
Lots of adults, plus new babies every year.

Snapping turtle
Rarely seen; a female nested near the pond garage.

ON THE WATER & IN THE SKY

Black-bellied whistling ducks
Migrate here every year to nest and raise their young.

Geese
One male and three females, new arrivals in 2026.

Songbirds
Birds of all kinds in the pines and hardwoods.

ON THE LAND

Deer
Seen wandering the open lawn and tree line.

Foxes
A favorite surprise on evening walks.

Raccoons
Night explorers, just like the family.

Wildlife as observed by the sellers. Sightings change with the seasons and are not guaranteed.

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