



Pioneer Hills Neighborhood

STANWOOD, WA



Space to Grow

Pioneer Hills is a peaceful suburban neighborhood known for its wide streets, well-maintained lawns, and welcoming neighbors. Featuring spacious homes with plenty of room to grow, it's ideal for families or anyone seeking comfort and space. Conveniently located near major urban centers, Pioneer Hills provides an easy commute while offering a quieter, community-focused lifestyle.



Perfect Location

This charming collection of approximately 150 homes in Pioneer Hills is nestled on a hillside overlooking lush farmland and scenic views of Puget Sound. Perfectly situated between the urban amenities of Seattle and the outdoor adventures of the northern Cascades Range, Pioneer Hills offers residents the best of both worlds. With easy access to Skagit Bay, residents can enjoy beach days, boating, and water activities just minutes from home.

Spacious Homes

Most homes in Pioneer Hills are mid-sized to large and feature distinctive architectural details that set them apart from typical cookie-cutter developments. Each property offers unique charm, from decorative light posts lining fences to custom rock-wall gardens. In this neighborhood, you'll find a variety of one-of-a-kind homes that reflect individual style and personality.



Get to Know Your Neighbors

Pioneer Hills is a large suburban neighborhood designed to avoid the cramped feeling common in many developments. Wide, sloping streets comfortably accommodate two lanes of traffic plus ample parking, making it easy to host friends and family without stress. Unlike dense neighborhoods where homes are packed tightly together, many Pioneer Hills properties sit on corner or diagonal lots, providing generous spacing and added privacy. This thoughtful layout offers residents room to breathe and a true sense of space.



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