

# 2200 S. Pioneer Way Las Vegas, NV 89117

## Amazing Custom Upgrades & Updates!

Rare Las Vegas Estate on nearly half an acre with no HOA! This Stunning 4 Bedroom, 5 Bath property spans almost 5000 sq ft including a separate 1,823 sq ft studio/office building...perfect for artists, entrepreneurs or home based business.

- Re-imagined All New Open Kitchen (2022)  
European Custom White Cabinets  
Quartz Island & Counters  
New Stainless Steel Appliances including:  
Double Built-in Ovens  
Dishwasher  
Built-in Microwave  
Refrigerator (2026)
- Top of the Line New Washer & Dryer (2026)
- Newer Updated HVAC Systems (2021)
- Newer Andersen Windows Throughout Most of the Main Residence
- Andersen Sliding Doors off Kitchen
- Updated Window Treatments and Shutters
- Main Floor Primary Suite Bathroom & Closet Addition,  
Floating Dual Vanities, Separate Oval Soaking Tub  
Separate Glass Enclosed Custom Shower &  
Heated Towel Rack  
Customized Walk in Closet Addition
- 2 Newer Hot Water Heaters (2023)
- Updated Upstairs Custom Bathroom



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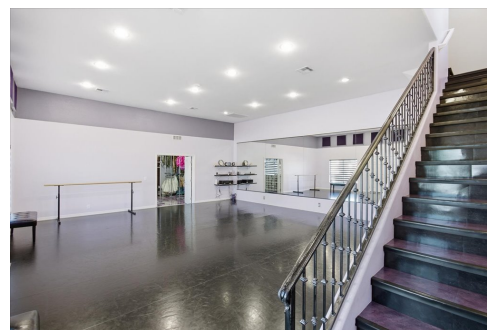
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Continued:

- Refreshed Cool Deck
- Pool & Spa with Maintenance Free Pop-up Pool Cleaners
- Pool & Spa Plaster and Tile Renewed
- Fully Fenced Rear Yard Oasis
- Gated Grounds on Entire Estate including Driveways
- Low Maintenance Artificial Turf Lawn
- Well Maintained Paver Flatwork on Walkways, including Front Walkway, Walkways to the Studio & to the Sheds
- Paver Side Patio & Front Entry to the Studio
- Pavers Curbing on O'Bannon the full length of the Estate
- Stamped Concrete Driveway
- Sunsetter Electric Retractable Awning with Wind Sensor & Roll Down Solar Shade
- Security Doors
- Simplisafe Security System
- Ring Doorbell with Extender Chime
- Abundant Storage Cabinets in 3 Car Attached Garage
- Epoxy Garage Flooring and Stamped Concrete
- Newer Insulated Garage Doors (2021)
- Water Softener
- Roof Gutter System
- Separate 1823 sq ft Studio Building (2013):
  - 30x25 foot main floor Dance Studio with a specialized Sprung Floor & Mirrored Walls
  - 12-foot Ceilings, and Tempered Glass Windows
  - Large Offices Upstairs
  - Storage Room Framed for RV Garage Door
- Two Insulated Tuff Sheds (2021)
- 60 Ft RV Driveway with RV Gate Entry



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