



2544 Folio Way

\$414,000

Single Family Residence · Kissimmee, FL 34741

3

beds

3

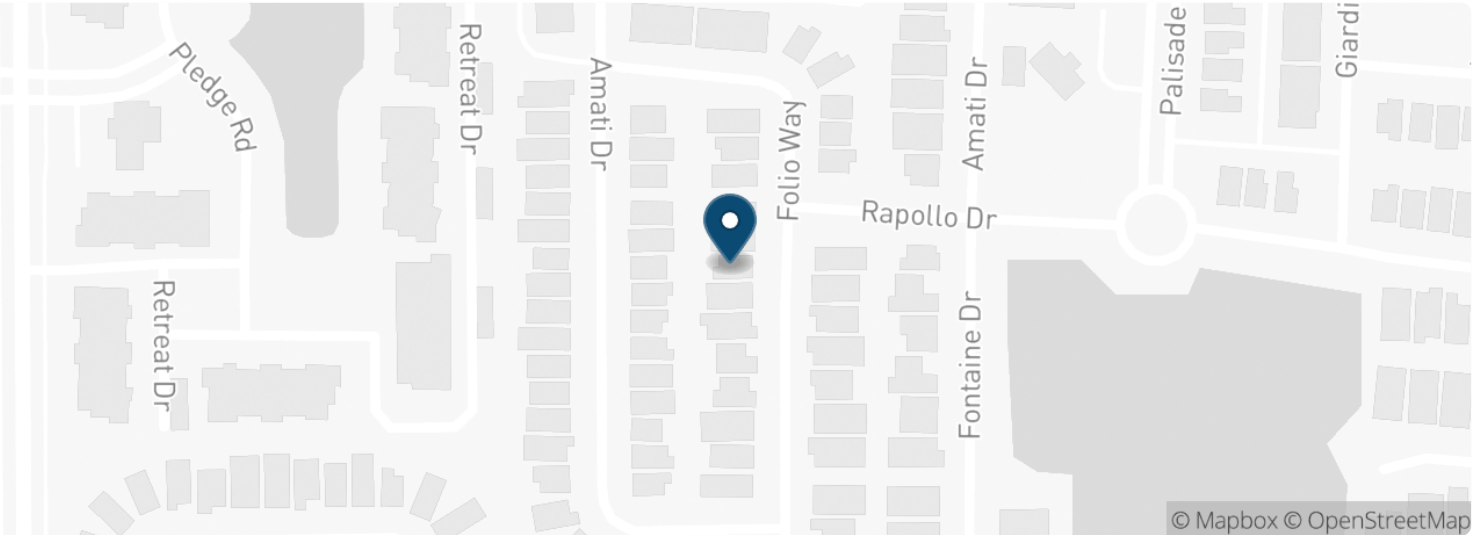
baths

1,949

sqft



Year built	Price per sqft	Days on market	Listed	HOA	MLS #
2016	\$212	105 days	Jun 25, 2026	\$173 Monthly	O6418779



Property overview

About this property

Nestled in the exclusive, 24-hour guard-gated Tapestry community, this stunning 3-bedroom, 2.5-bath home blends thoughtful design with effortless comfort — perfect for every stage of life. From the moment you step inside, the expansive, open-concept first floor welcomes you with beautiful tile throughout, offering endless possibilities for how you live, entertain, and unwind. A built-in bench near the entry keeps things organized and inviting, while a convenient half bath serves guests with ease. The generous kitchen is both stylish and smart, featuring energy-efficient appliances, freshly updated cabinetry, ample counter space, and a large pantry complete with a custom built-in storage nook — a dream for home chefs and busy households alike. Upstairs, a versatile open loft creates the ideal space for a home office, media room, or play area — adapting beautifully to your lifestyle. The private primary suite is a true retreat, showcasing an elegant tray ceiling, multiple closets, and a spa-inspired en-suite bath with dual sinks, a soaking tub, a separate shower, and a private water closet. Two additional oversized bedrooms — thoughtfully positioned on the opposite side of the home for maximum privacy — share a well-appointed bath with dual sinks and a shower/tub combination. Step outside to your own private oasis: a beautifully extended, screened-in covered patio overlooks a lush, oversized backyard — creating the perfect year-round space for morning coffee, evening entertaining, or simply soaking up the Florida lifestyle without the bugs. The spacious two-car garage with dual openers and generous storage rounds out this exceptional home. Beyond your front door, Tapestry's resort-style amenities elevate daily life — from the spectacular pool complex and fully equipped clubhouse fitness center, to a dedicated dog park and sweeping green spaces. Here, the vacation never ends. This is more than a home — it's a lifestyle. Schedule your showing today!

Key features

LEVELS

Two

LOT

4,356 sqft

FACES

East

PARKING

2-car garage

COMMUNITY

Gated · Clubhouse, Pool, Playground, Fitness Center, Park

HOA COVERS

Maintenance Grounds

PETS

Allowed

Property gallery



Property gallery



Property & ownership details

Home

Property type	Single Family Residence	Year built	2016
Faces	East	Rooms	6
Living area	1,949 sqft	Total building area	2,633 sqft
Levels	Two	Bedrooms	3
Bathrooms	3	Full bathrooms	2
Half bathrooms	1	Cooling	Central Air
Heating	Central	Lot size	4,356 sqft
Construction materials	Block, Stucco	Roof	Shingle

Accommodation & amenities

Appliances	Disposal, Dryer, Refrigerator, Microwave, Range, Washer, Dishwasher	Flooring	Carpet, Ceramic Tile
Laundry	Laundry Room		

Parking & access

Attached garage	Yes	Garage spaces	2
Covered spaces	2	Road surface	Paved

Community & HOA

Primary association	Matt Hans	Primary association fee	\$173
Primary fee frequency	Monthly	Land lease	No
Senior community	No	Association amenities	Park, Playground, Gated, Pool
Association fee includes	Maintenance Grounds	Community features	Clubhouse, Pool, Playground, Fitness Center, Park
Pets allowed	Yes		

Utilities & services

Utilities	Cable Available, Sewer Available, Water Available, Electricity Available
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Price & sale history

Asking price reduced by \$15,000 (3.5%) since first listed.

Date	Event	Price	Change
Oct 2, 2026	Price reduced MLS #O6418779	\$414,000	-3.5% -\$15,000
Jun 25, 2026	Listed for sale MLS #O6418779	\$429,000	—
Aug 24, 2021	Sold MLS #O5955034	\$385,000	—
Jul 8, 2021	Price reduced MLS #O5955034	\$399,990	-2.4% -\$10,000
Jun 29, 2021	Listed for sale MLS #O5955034	\$409,990	—

History may be incomplete.

Stellar MLS / IDX



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Stellar (MFR) data last updated at October 8, 2026 at 4:01 AM EDT