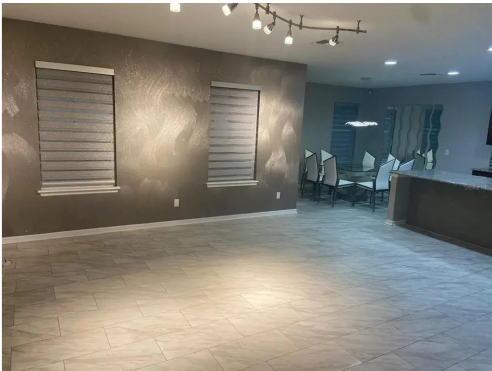




# 2618 San Simeon Way

\$470,000

Single Family Residence · Kissimmee, FL 34741

4

beds

3

baths

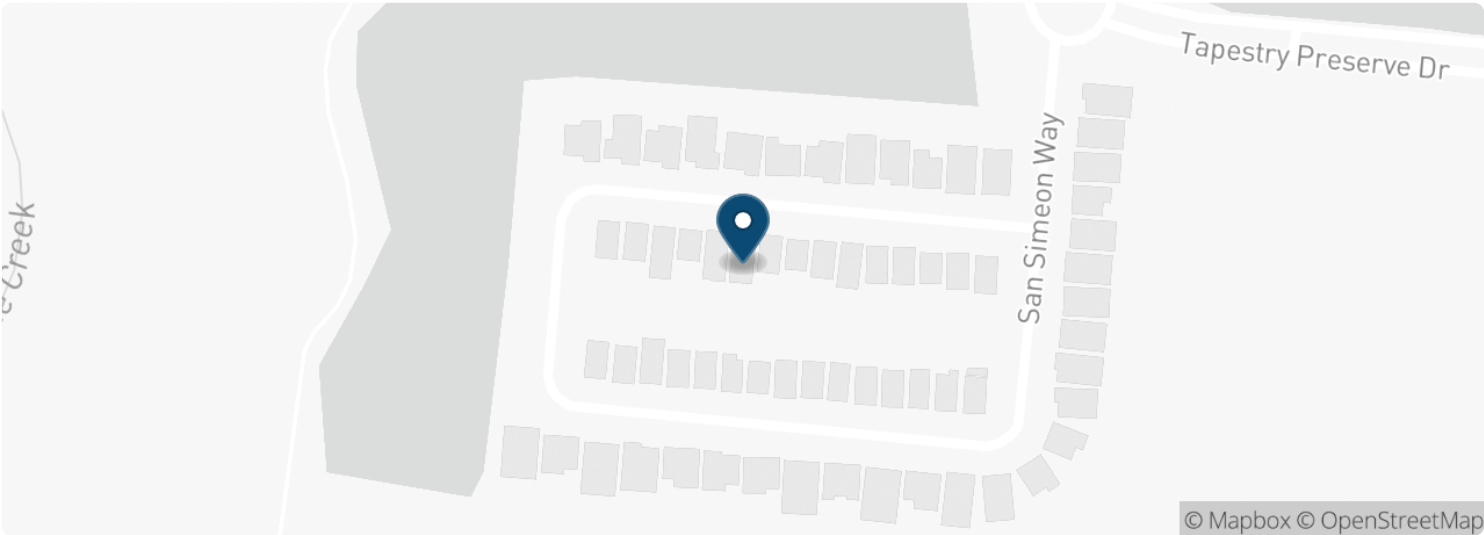
2,338

sqft



[View online](#)

|            |                |                |              |               |          |
|------------|----------------|----------------|--------------|---------------|----------|
| Year built | Price per sqft | Days on market | Listed       | HOA           | MLS #    |
| 2014       | \$201          | 145 days       | May 16, 2026 | \$128 Monthly | S5150044 |



# Property overview

## About this property

Welcome to Preserve at Tapestry, one of Kissimmee’s most sought-after communities, where lifestyle, location, and convenience come together. This beautifully maintained Somerset Model by Beazer Homes (2014) offers 4 bedrooms, 2.5 bathrooms, and 2,338 sq ft of thoughtfully designed living space—perfect for both everyday living and entertaining. From the moment you arrive, you’ll notice the attention to detail with a freshly painted exterior (2026), a newly painted and sealed paver driveway and entryway, and the added peace of mind of a brand-new roof (2026)—a major upgrade that adds both value and longevity. Step inside to an inviting open-concept floor plan featuring tile flooring throughout the entire first level, offering a clean, modern flow. The layout is both functional and versatile, highlighted by a separate formal dining room and a spacious living area that seamlessly connects to the kitchen. The kitchen is designed for both daily living and entertaining, featuring: Granite countertops Stainless steel appliances Ample cabinetry and storage Generous counter space for meal prep Side buffet area Large corner pantry Upstairs, you’ll find luxury plank wood vinyl flooring throughout, enhancing both durability and style. The second floor offers three well-sized secondary bedrooms and a full bath, while the owner’s suite is privately positioned in the corner for added comfort. The owner’s retreat features: Spacious layout Dual sink vanity Garden tub Separate walk-in shower And one of the standout features of this model: a HUGE walk-in closet, among the largest in Beazer’s floor plans Additional upgrades include an extra-large water heater, providing enhanced capacity and efficiency for a growing household. Step outside and start envisioning your future outdoor oasis. The backyard offers endless possibilities: Expand the existing covered lanai Design your own custom pool retreat Enjoy evenings around the existing fire pit Mature fruit trees and bamboo create a private and serene atmosphere Located just minutes from The Loop Shopping District, Walt Disney World, major restaurants and entertainment, as well as convenient access to Osceola Pkwy, SR 417, Florida’s Turnpike, and Orlando International Airport (MCO)—this home offers the perfect blend of accessibility and lifestyle. Residents of Preserve at Tapestry enjoy resort-style amenities, including a clubhouse, pool, walking trails, park and playground. This is a rare opportunity to own a move-in ready home with major upgrades already completed, in one of Kissimmee’s most desirable communities.

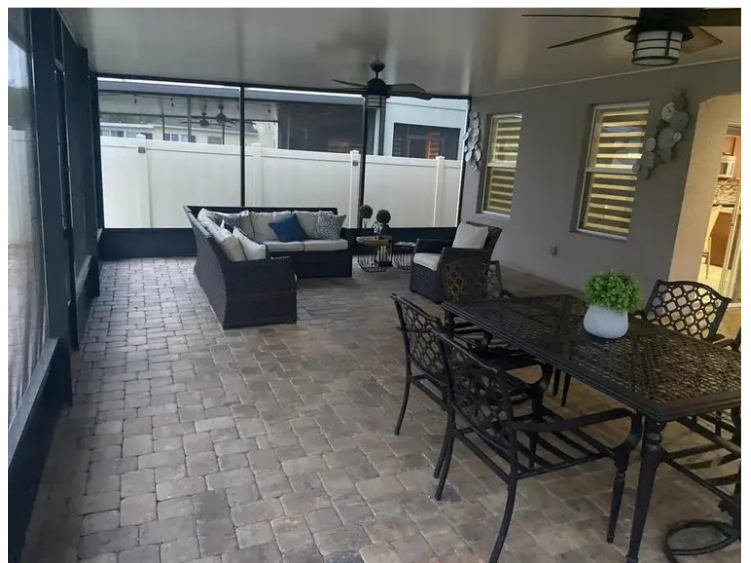
### Key features

|                                   |
|-----------------------------------|
| LEVELS                            |
| Two                               |
| LOT                               |
| 5,663 sqft                        |
| FACES                             |
| North                             |
| PARKING                           |
| 2-car garage                      |
| COMMUNITY                         |
| Clubhouse, Pool, Playground, Park |
| PETS                              |
| Dogs OK, Cats OK                  |

## Property gallery



## Property gallery



## Property & ownership details

### Home

|                     |                         |                        |            |
|---------------------|-------------------------|------------------------|------------|
| Property type       | Single Family Residence | Year built             | 2014       |
| Faces               | North                   | Rooms                  | 5          |
| Building stories    | 2                       | Living area            | 2,338 sqft |
| Total building area | 3,028 sqft              | Levels                 | Two        |
| Bedrooms            | 4                       | Bathrooms              | 3          |
| Full bathrooms      | 2                       | Half bathrooms         | 1          |
| Cooling             | Central Air             | Heating                | None       |
| Lot size            | 5,663 sqft              | Construction materials | Concrete   |
| Roof                | Shingle, Concrete       |                        |            |

### Accommodation & amenities

|            |                                                                |                   |              |
|------------|----------------------------------------------------------------|-------------------|--------------|
| Appliances | Disposal, Convection Oven, Refrigerator, Microwave, Dishwasher | Flooring          | Ceramic Tile |
| Laundry    | Laundry Room                                                   | Exterior features | None         |

### Parking & access

|                |          |                |     |
|----------------|----------|----------------|-----|
| Garage spaces  | 2        | Carport        | Yes |
| Carport spaces | 2        | Covered spaces | 4   |
| Road surface   | Concrete |                |     |

### Community & HOA

|                       |                  |                         |                                              |
|-----------------------|------------------|-------------------------|----------------------------------------------|
| Primary association   | ALFRED ALICEA    | Primary association fee | \$128                                        |
| Primary fee frequency | Monthly          | Land lease              | No                                           |
| Senior community      | No               | Community features      | Clubhouse, Pool, Playground, Park, Sidewalks |
| Pets allowed          | Dogs OK, Cats OK |                         |                                              |

### Utilities & services

|           |       |  |  |
|-----------|-------|--|--|
| Utilities | Other |  |  |
|-----------|-------|--|--|

# Price & sale history

| Date         | Event                            | Price     | Change |
|--------------|----------------------------------|-----------|--------|
| May 16, 2026 | Listed for sale<br>MLS #S5150044 | \$470,000 | —      |

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