

Alder Info

Guest Favorite status — one of Airbnb's top badges, earned by fewer than 10% of listings.

- \$55,684 documented gross revenue in first full year
- 4.94-star rating
- 57.5% occupancy
- Three-bedroom count
- Two bathrooms
- 1,920 sq ft
- Two fire pits — the description mentions fireplaces inside but the outdoor fire pits are a major STR amenity.
- Game room — a high-value differentiator for STR guests

• **"Brand assets included" — the BlackBird brand, website, Instagram, logo system, and photography library**

Peekaboo / Partial Lake View from the deck

- AC/Heating' mini-split system throughout the house
- All renovations are (**were they done to code with permits, if so, state that**) less than 2 years old, including new floors, new windows, all-new appliances.
- New decking
- New interior and exterior paint throughout
- Updated electrical throughout the house (**to code with permits**) **if so, state that.**
- Walking distance to Cedar Glen - Market, coffee shop, restaurants, gym.
- Unfinished Attic space leaves room for potential to convert to bedroom, or which will increase net square footage and value to home
- Rare Two sets of washer/dryers upstairs and downstairs
- Two living areas
- Plenty of nature and wildlife and bird viewing