FULL AIRBNB LISTING AUDIT

Barclay Suites Airbnb Optimization

Full Listing Audit

Elegant Private Room Near JFK with Workspace

Private room in a hosted home · Jamaica, Queens, New York

https://www.airbnb.com/rooms/1674036743431120140



OVERALL RATING

Good

A well-loved, well-reviewed listing whose presentation, amenity data and positioning are holding it back from the Strong/Excellent tier.

Prepared by
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Report date
Oct 12, 2026

Listing data captured
Oct 11, 2026

01 Executive Summary

This private room near JFK already does the hard part well: guests love it. It holds a **Guest Favorite** badge, a **4.95 rating from 21 reviews**, perfect 5.0 scores for cleanliness, accuracy, check-in, communication and value, and a Superhost after only two months of hosting. The audit's overall score of **77/100 (Good)** reflects a gap between guest experience (excellent) and listing presentation (good, not optimized). Most of the points available can be recovered with low-cost, fast fixes.

4.95
Rating from 21 reviews

95%
5-star reviews

5 of 6
Sub-scores at a perfect 5.0

~$138
Per night all-in (Oct 27–29 sample)

Biggest strengths

- **Exceptional social proof:** Guest Favorite, Superhost, 4.95★, 95% 5-star.
- **Cleanliness is the brand:** the most-mentioned review theme (11 mentions) and a 5.0 rating.
- **Private attached bathroom** in a private-room listing, a key differentiator.
- **Hospitality and responsiveness:** 100% response rate, replies within an hour, a co-host, and early check-in when possible.
- **Honest, thorough disclosures:** hosted home, camera location, registration number, clear rules.
- **Proven airport demand:** reviewers mention resting before early flights and being close to JFK.

Biggest weaknesses

- **Essentials is marked unavailable** despite linens, towels and toiletries being provided.
- **Check-out time is not shown**; self check-in and Wi-Fi speed aren't listed.
- **Title misses the private bath** and uses the vague word "Elegant".
- **The disclosure is repeated three times**, crowding out selling points.
- **Photos:** no captions, workspace isn't in the top 5, no exterior or neighborhood shot.
- **No niche positioning** for early flyers, flight crews, travel nurses or business travelers.
- **No washer/dryer**, which limits appeal for longer stays.

Bottom line: fixing the amenity data, title, description structure and photo order (Days 1–4 of the action plan) could realistically move this listing into the **80+ "Strong"** range on this scorecard without any major spending.

02 Score Breakdown

Category	Score	Performance	%
Listing Title	12 / 15		80%
Description	14 / 20		70%
Amenities	11 / 15		73%
Guest Appeal	13 / 15		87%
Trust & Clarity	13 / 15		87%
Property Positioning	7 / 10		70%
Listing Completeness	7 / 10		70%

Overall score **77 / 100 · Good**

Score range	Rating
90–100	Excellent
80–89	Strong
70–79	**Good ← this listing**
55–69	Fair
Below 55	Needs Improvement

Why each score

Listing Title — 12/15

Clear room type, location anchor (JFK) and a useful feature (workspace) in 44 characters. Points lost because “Elegant” is a vague adjective that uses space without saying anything specific, and the title leaves out the single strongest differentiator for a private room: the **private attached bathroom**. It also doesn’t speak to the airport/early-flight use case that reviews repeatedly mention.

Description — 14/20

Accurate, warm and honest, with clear hosted-home disclosure, a full guest-access list and house rules. Points lost because the “not exclusive use / private bedroom only” disclosure is repeated three times, which crowds out selling points; the opening doesn’t mention JFK, early flights or the Guest Favorite experience; transit to Manhattan and JFK has no times or routes; and the text is not structured for scanning (no short headers or bullets for who it’s ideal for).

Amenities

11/15

A solid list of 41 amenities, with strong bath, kitchen, comfort and safety coverage. Points lost because **Essentials is marked unavailable** even though the listing and reviews mention linens, towels and toiletries (this looks like a data-entry gap that may hide the listing from filtered searches); **Washer and Dryer are marked unavailable**, which matters for travel nurses and mid-term guests; **self check-in isn't listed**; and Wi-Fi speed isn't shown.

Guest Appeal

13/15

Excellent social proof: Guest Favorite badge, 4.95 from 21 reviews (95% 5-star), Superhost, perfect 5.0 sub-scores in five of six categories, and reviews that praise cleanliness, comfort and hospitality. Points lost because the photo set doesn't show the workspace in the top five, has no captions, and has no exterior or neighborhood shot to show the quiet residential setting guests praise.

Trust & Clarity

13/15

Strong: hosted-home status is disclosed openly, the registration number (OSE-STRREG-0003603) is shown, the exterior camera is disclosed (front entrance only), rules are explicit, there's a co-host, a 100% response rate and replies within an hour. Points lost because the **check-out time isn't shown**, street parking expectations could be stated more clearly (one reviewer mentioned parking), and the repeated disclosures read as defensive rather than informative.

Property Positioning

7/10

JFK proximity is mentioned, but the listing is positioned as a general "elegant private room" rather than owning a clear niche. Reviews show real demand from early-flight travelers and guests who value quiet, a clean room and early check-in. Flight crews, travel nurses and solo business travelers aren't addressed directly, and the mid-term (1–6 month) option on barclaysuites.com isn't used as a positioning lever.

Listing Completeness

7/10

Most core fields are filled in. Gaps: check-out time not shown, Essentials and self check-in missing or unmarked, no photo captions, Wi-Fi speed not listed, no transit times, and the workspace isn't featured in the main photo grid. Total photo count and fee breakdown weren't captured in this audit.

03 Full Listing Review

Snapshot of the listing as captured on Oct 11, 2026. Items marked “not captured” were not visible or available at the time of the audit.

Title	Elegant Private Room Near JFK with Workspace (44 characters)
Type	Room in Queens, New York: private room in a hosted home on the 2nd floor of a three-bedroom apartment · Registration OSE-STRREG-0003603
Sleeping / bath	1 queen bed · private attached bathroom · 2 guests max
Host	Travis (Superhost, 2 months hosting) · co-host Kashauna · 100% response rate · responds within an hour Badges: Guest Favorite (“One of the most loved homes on Airbnb”) · Free cancellation
Ratings	4.95 overall (21 reviews, 95% 5-star). Cleanliness 5.0 · Accuracy 5.0 · Check-in 5.0 · Communication 5.0 · Location 4.9 · Value 5.0
Review themes	Cleanliness 11 · Comfort 9 · Hospitality 9 · Location 5 · Check-in 4 · Accuracy 4 · Getting around 3 · Nearby 3 · Quiet 3 · Walkability 2
Amenities	41 listed. Marked unavailable: Washer, Dryer, Essentials. Not listed: self check-in, Wi-Fi speed, dedicated parking
House rules	Check-in after 3 PM · 2 guests max · no pets · no visitors, parties, smoking or excessive noise · **check-out time not shown**
Cancellation	Free cancellation until the day before (flexible-style); partial refund before check-in
Price sample	Oct 27–29, 2 nights, 1 guest: $276 total including all fees (~$138/night all-in). **Fee breakdown not captured.**
Photos	Top 5 grid: bedroom (cover), bedroom angle 2, bathroom vanity, glass shower, coffee station. Tour sections: shared living room (2), full kitchen, bedroom, full bathroom 1, shared full bathroom 2. No captions. **Total photo count not captured.**
Off-platform	Mid-term option (1–6 months) for professionals on barclaysuites.com, with house rules and stay instructions

What guests are saying

Guest	When	Key takeaway
Tonya	4 days ago	Private, very clean; local market around the corner; close to transit
Aijia	1 week ago	Great place to rest before an early flight
Jasine	1 week ago	Clean and cozy; only issue was no parking, but found some nearby
Reyna	1 week ago	Well-equipped kitchen; attentive hosts
Franchesca	3 weeks ago	Looks like the photos; super close to the airport; quiet; early check-in allowed
Jazz	September	Late check-in felt safe and simple
Maria	September	Great water pressure, toiletries, ceiling fan + AC combo
Leroy (4★)	August	About 10 minutes from JFK; quiet; exceptionally clean; accommodating early check-in

Data not captured in this audit: exact fee breakdown (nightly rate vs. cleaning/service fees), total photo count, and check-out time (not shown on the listing). Transit times to JFK and Manhattan aren’t given on the listing either.

04 Title Analysis

Current: “Elegant Private Room Near JFK with Workspace” · **44/50 characters** · Score **12/15**

What works

- “Private Room” sets accurate expectations.
- “Near JFK” is the strongest location hook for this market.
- “Workspace” attracts business and remote-work guests.
- It fits comfortably within the limit, with room to spare.

What to improve

- “Elegant” is generic and can’t be verified. Swap it for a word guests actually use (quiet, spotless).
- It leaves out the **private bath**, the biggest differentiator for a private room.
- It doesn’t speak to early flights or layovers, a use case proven in reviews.
- “with” uses characters that “+”, “&” or “w/” would save.

Recommended titles (50 characters or fewer)

#	Recommended title	Chars	Why it works
1	**Quiet Private Room & Bath Near JFK + Workspace**	46	Adds the private bath (the top differentiator) and “Quiet”, which reviews back up. Keeps the workspace hook for business guests.
2	**JFK Layover Stay: Private Bath, Desk & Coffee**	45	Names the main use case (layover or early flight) shown in reviews, and highlights the free coffee station.
3	**Spotless Private Suite w/ Bath, Minutes to JFK**	46	Leads with cleanliness (the most-mentioned review theme, 11 mentions). “Minutes to JFK” is supported by guest reviews.

Recommendation: start with **Option 1**, the broadest appeal. Test Option 2 for 2–3 weeks during periods with a lot of short airport stays, and compare views and click-through in Airbnb’s performance insights.

05 Description Analysis

Critique

- **Opening is pleasant but generic.** “Peaceful and spacious private room…” could describe thousands of listings. It doesn’t mention JFK, the Guest Favorite track record, or who the room suits best.
- **The disclosure is repeated three times** (after the opening, in “The space” and in “Other things to note”). One clear, friendly disclosure builds more trust than three defensive ones.
- **Location claims lack specifics.** “Manhattan via transit” and “near JFK” have no routes or times. Springfield Park (~10-minute walk) appears in Airbnb’s highlights but isn’t used as a selling point.
- **Hidden perks:** complimentary coffee and bottled water, luggage drop-off, early check-in when available, and room-darkening shades are perfect for early flyers but buried or missing.
- **Scannability:** long paragraphs, and no short “ideal for” or “good to know” blocks for mobile readers.

Recommended opening paragraph

> *Rest easy minutes from JFK in a quiet, spotless private room with its own attached bathroom. Ideal for early flights, work trips and solo travelers, the room has a comfortable queen bed, a dedicated desk and chair, a smart TV, AC and free Wi-Fi, plus complimentary coffee and bottled water. This is a private room in my hosted home: I live here full-time and share the living room and kitchen, while your bedroom and bathroom are yours alone.*

The disclosure stays in the first paragraph and is stated once. Add Wi-Fi speed or transit times only after verifying them.

Restructured outline

Section	What to include
1. Opening (above)	Private room + private bath, near JFK, who it suits, top features, the single hosted-home disclosure.
2. Perfect for	Short bullets: early flights and layovers · flight crews · travel nurses and medical professionals · solo business travelers · couples visiting NYC on a budget.
3. Your private suite	Queen bed, private attached bath (glass shower, lit vanity, great water pressure), desk and chair, smart TV, closet, AC + heating + ceiling fan, room-darkening shades, lock on bedroom door, linens and towels, toiletries.
4. Shared spaces	Living room, dining area, full kitchen (gas stove, oven, fridge, microwave), coffee station, complimentary coffee and water.
5. Getting around	Verified JFK drive/transit time, route to Manhattan, local market around the corner, supermarkets, restaurants, Springfield Park (~10-minute walk), free first-come street parking.
6. Arrival & departure	Check-in after 3 PM (early check-in when available), **check-out time**, luggage drop-off, and self check-in details if you add them.
7. Good to know	2nd floor (stairs), max 2 registered guests, no visitors/parties/smoking/excessive noise, no pets (allergies), exterior camera at the front entrance only, no washer/dryer, registration OSE-STRREG-0003603.
8. Longer stays	Mention that stays of 1–6 months are available for professionals (in line with Airbnb’s rules on off-platform contact).

06 Amenity Analysis

Highlight these (already listed)

For airport and early-flight guests

- Luggage drop-off allowed
- Coffee maker + complimentary coffee, hot water kettle
- Room-darkening shades
- Lock on bedroom door
- Hair dryer, shampoo, conditioner, body soap

For work and longer stays

- Dedicated workspace + Wi-Fi
- Full kitchen: GE stainless gas stove, oven, freezer, cooking basics
- Clothing storage, hangers, iron
- AC + ceiling fan + heating (praised by Maria)
- Smart TV and game console

Missing or mis-marked opportunities

Item	Status	Recommendation
Essentials	Marked unavailable	Airbnb's Essentials covers towels, bed sheets, soap and toilet paper, which the listing and reviews show are provided. **Mark it available today.** Guests filtering for Essentials may not see the listing.
Self check-in	Not listed	A keypad or smart lock enables a listed "Self check-in" and helps late arrivals (Jazz's late check-in) and crews arriving at odd hours.
Washer / Dryer	Marked unavailable	A real gap for travel nurses and mid-term guests. If in-home laundry isn't possible, describe the nearest laundromat or a wash-and-fold service.
Wi-Fi speed	Not shown	Run Airbnb's Wi-Fi speed test from the bedroom. A website testimonial mentioned weak Wi-Fi in the bedroom, so confirm it and add an extender or mesh node if needed before promoting the workspace.
Parking	Street only	Keep "free street parking" and state clearly that it's first-come (one reviewer mentioned parking).
Check-out time	Not shown	Add it in house rules. Not an amenity, but a completeness gap guests notice.

Low-cost adds (each roughly under $40)

- Travel essentials basket (toothbrush, toothpaste, razor, floss) and an early-flight kit (eye mask, earplugs)
- Bedside multi-port USB/phone charging station · luggage rack · full-length mirror (if not already present)
- Laptop stand or monitor for the workspace · desk lamp · power strip at the desk
- Wi-Fi extender or mesh node for the bedroom
- White-noise machine (helps with daytime sleep for crews and night-shift nurses)
- Keypad deadbolt or smart lock (higher end of low-cost) → unlocks the "Self check-in" amenity

Only list an amenity once it is actually in place.

07 Guest-Appeal Analysis

Guest appeal is the listing's strongest area (13/15). Guests consistently describe a **clean, quiet, comfortable** stay with **attentive hosts**, and their experience matches the photos (Accuracy 5.0; Franchesca: "looks like photos").

Emotional hooks to amplify

- **"Rest before your flight"** (Aijia, Franchesca, Leroy)
- **Spotless**: 11 cleanliness mentions
- **Feels safe**, even at late check-in (Jazz)
- **Thoughtful touches**: toiletries, water pressure, coffee (Maria, Reyna)
- **Flexibility**: early check-in when possible

Appeal gaps

- Photos sell the room but not the **workspace** or the **quiet street**.
- No captions to tell the story ("Private bath, just for you").
- "Elegant" promises style; guests actually praise calm, cleanliness and convenience.
- Laundry gap for longer stays.
- Location 4.9 is the only sub-score below 5.0. Clear transit and parking guidance helps set expectations.

> Lead with what guests already rave about (clean, quiet, close to JFK, private bath) rather than generic luxury language. Shoppers trust phrases that match the reviews they read next.

08 Trust & Clarity Review

Trust signal	Status	Notes
Hosted-home disclosure	Strong	Clear, but repeated three times. Consolidate it into one friendly paragraph near the top.
Registration number	Strong	OSE-STRREG-0003603 shown. Supports NYC short-term rental compliance credibility.
Camera disclosure	Strong	Exterior camera, front entrance only, disclosed.
Safety equipment	Strong	Smoke alarm, CO alarm, fire extinguisher, first aid kit, bedroom door lock.
Responsiveness	Strong	100% response rate, within an hour, plus a co-host for backup.
Host profile	Strong	A personal story (St. Mary, Jamaica → Queens; architecture, design, property management) adds credibility. Consider adding one line on what guests can expect from you as a host.
Check-out time	Gap	Not shown. Add it.
Fee transparency	Unverified	$276 total for 2 nights was captured, but the breakdown wasn't. Review the cleaning fee in relation to short 1–2 night airport stays.
Parking expectations	Improve	Street parking is first-come; state this plainly in "Getting around".
Amenity accuracy	Gap	Essentials marked unavailable contradicts the description. Fix it to avoid confusion.

09 Target Guest Recommendations

Segment	Evidence	How to attract them
Airport travelers / early flights	Aijia (“rest before early flight”), Franchesca (“super close to airport”), Leroy (~10 min to JFK)	Lead the title and opening with JFK. Add an “Early flight?” section, eye masks/earplugs and luggage drop-off. Highlight early check-in when available.
Flight crews	JFK proximity; quiet street (3 “Quiet” mentions); room-darkening shades	Mention blackout shades, quiet hours and flexible arrivals. Self check-in and white noise help with daytime rest.
Travel nurses & medical professionals	Mid-term 1–6 month option on barclaysuites.com; full kitchen (Reyna)	Promote monthly stays. Solve laundry. Highlight the kitchen, storage and workspace.
Solo business travelers	Dedicated workspace; 1-guest pricing sample; cleanliness and communication 5.0	Feature the desk in the top 5 photos. List verified Wi-Fi speed. Mention a quiet, safe residential setting.
Budget-minded couples / NYC visitors	2-guest max; Value 5.0; close to transit (Tonya)	Add verified transit routes to Manhattan, the local market and restaurants. Set honest expectations about the hosted home.

10 Positioning Review

Score: 7/10. Private rooms near JFK typically compete on convenience and price, and many are generic, with shared bathrooms and little personality. Qualitatively, this listing stands out on several points that many airport-area private rooms can’t match:

- **Private attached bathroom** (vs. a shared bath, common in hosted private rooms)
- **Guest Favorite + Superhost + 4.95★** social proof
- **A real workspace** and a full kitchen
- **A quiet residential street** instead of a busy airport corridor

The current positioning (“Elegant Private Room”) undersells these advantages. The recommended position is: **“The spotless, quiet private-bath room for JFK travelers and working professionals.”** That’s specific, backed by reviews, and easy to defend.

> **Comparable data note:** this Full Audit doesn’t include competitor pricing, occupancy or market statistics, and none have been estimated here. A quantitative comp set (nearby JFK-area private rooms: nightly rates, fees, ratings, amenities and occupancy signals) would be gathered in the **Growth package**.

11 Photo Observations

Based only on the main grid order and photo tour sections captured. Total photo count was not captured, and the photos themselves were not assessed for lighting or quality.

Current order (top 5)

#	Current photo	Observation
1	Bedroom: queen bed, landscape painting, lamp, closet (cover)	A good, inviting cover. Keep it.
2	Bedroom, other angle: dresser, TV, plant, ceiling fan	Useful, but repeats the bedroom. The workspace would add more information here.
3	Bathroom vanity with lit mirror through doorway	Strong, and shows the bath is attached. Make it #2 or #3.
4	Bathroom with glass shower	Good, but a second bath shot in the top 5 pushes out the workspace.
5	Coffee station with Keurig, microwave	Great perk for early flyers. Keep it, with a caption.

Recommended sequence & captions

#	Photo	Suggested caption
1	Bedroom with queen bed (current cover)	Your quiet private room: comfy queen bed, fresh linens
2	Bathroom vanity through doorway	Private attached bathroom, just for you
3	**Workspace / desk** (new to top 5; shoot in daylight if needed)	Dedicated desk and chair with Wi-Fi, ready for work
4	Coffee station	Complimentary coffee and water for early starts
5	Bedroom angle 2 (dresser, TV, fan)	Smart TV, dresser, AC and ceiling fan
6	Glass shower	Glass shower with great water pressure (guest favorite)
7–8	Shared living room (2)	Shared living room in my hosted home
9	Full kitchen	Shared full kitchen: gas stove, oven, fridge, microwave
10	**Exterior / street** (new)	Quiet residential street in Jamaica, Queens
11	**Springfield Park / neighborhood** (new)	Springfield Park, about a 10-minute walk
12	Shared full bathroom 2	Second (shared) bathroom in the home. Make clear it isn't the private one.

Clarity tip: "shared full bathroom 2" appears in the photo tour. Caption it clearly as shared so it doesn't confuse guests about the private attached bath.

12 Prioritized Improvements

Ranked by expected impact against effort. Impact is a qualitative judgment based on this audit, not a guaranteed result.

Rank	Improvement	Impact	Effort	When
1	Fix amenity data: mark Essentials as available (towels, linens, soap, toilet paper are provided)	High	Very low	Day 1
2	Add the check-out time and confirm all house-rule fields are filled in	High	Very low	Day 1
3	Retitle around private bath + JFK + quiet/workspace (see Title Analysis)	High	Low	Day 1–2
4	Rewrite the description opening and consolidate the hosted-home disclosure into one clear paragraph	High	Low	Day 2–3
5	Reorder photos, add the workspace to the top 5 and caption every photo	High	Low	Day 3–4
6	Add self check-in (smart lock or keypad) and list it, if it fits how you host	Med–High	Low–Med	Day 5–8
7	Run and list a Wi-Fi speed test in the bedroom; add a mesh node or extender if it's weak	Medium	Low	Day 5–7
8	Add an exterior/street photo and a neighborhood or Springfield Park photo	Medium	Low	Day 6–9
9	Add transit and JFK travel guidance (routes/times you have checked yourself) to the description	Medium	Low	Day 7
10	Add low-cost amenities: blackout eye masks/earplugs, phone charging station, luggage rack, travel essentials basket	Medium	Low	Day 8–10
11	Address laundry: arrange a laundry option or clearly list nearby laundromat details for longer stays	Medium	Med	Day 10–12
12	Cross-promote the mid-term (1–6 month) option for travel nurses and professionals	Medium	Low	Day 12–14

13 Personalized 14-Day Action Plan

Day	Focus	Actions
Day 1	**Amenity & rules cleanup**	Mark Essentials as available. Add the check-out time. Check every amenity checkbox against what is actually in the room and the shared spaces (e.g., luggage drop-off, coffee, room-darkening shades).
Day 2	**New title**	Choose one of the three recommended titles and publish it. Write down the date so you can compare views and bookings before and after.
Day 3	**Description rewrite**	Publish the new opening paragraph. Restructure the rest using the outline in this report. Keep exactly one clear hosted-home disclosure paragraph.
Day 4	**Photo order & captions**	Reorder the photos (see Photo Observations). Write a short, specific caption for every photo.
Day 5	**Wi-Fi check**	Run a speed test from the bed and from the desk. If it's weak, order a mesh node or extender. Note: an earlier website testimonial mentioned weak Wi-Fi in the bedroom.
Day 6	**New photos**	Shoot the desk/workspace in daylight, the front exterior or street, and a Springfield Park or neighborhood shot. Upload them in the recommended order.
Day 7	**Travel guidance**	Time your own trips to JFK (car and transit) and to Manhattan. Add the verified routes and times to the description and the house guide.
Day 8	**Self check-in decision**	Decide on a keypad or smart lock. If you install one, list Self check-in and update the arrival instructions.
Day 9	**Guest-appeal adds**	Add a travel essentials basket (toothbrush, toothpaste, razors), eye masks and earplugs for early-flight guests, and a bedside charging station.
Day 10	**Early-flight playbook**	Write a short "Early flight?" section: quiet departures, where the coffee is, rideshare tips, and luggage drop-off policy. Save it as a quick reply.
Day 11	**Laundry solution**	Choose a laundry approach for longer stays (nearby laundromat details or a laundry service) and mention it in the description.
Day 12	**Mid-term cross-promotion**	Mention in the description and guidebook that stays of 1–6 months are available for professionals (in line with Airbnb's policies on off-platform links).
Day 13	**Review engine**	Send thank-you messages that gently invite reviews mentioning specifics (quiet, close to JFK, workspace). Reply to recent reviews, including the 4-star one.
Day 14	**Measure & adjust**	Compare views, click-through and booking rate against Day 1. Keep the changes that worked, and test the next title option if results are flat.

> **Tip:** make one major change per day where possible, and note the dates, so you can see in Airbnb's performance insights which changes moved views and bookings.

14 Disclaimer

This report gives recommendations based on publicly visible listing information captured on Oct 11, 2026, and on details supplied by the host. It is not a guarantee of any specific result, including bookings, rankings, revenue, ratings or badges. Results depend on market conditions, Airbnb's algorithms and policies, pricing, and guest behavior, none of which Barclay Suites Airbnb Optimization controls. Barclay Suites Airbnb Optimization is an independent service and is **not affiliated with, endorsed by, or sponsored by Airbnb, Inc.** "Airbnb", "Superhost" and "Guest Favorite" are trademarks of their respective owners. Hosts are responsible for following Airbnb's terms, NYC short-term rental rules and all applicable laws, and for listing only amenities that are actually provided. Data not captured in this audit: exact fee breakdown, total photo count, and check-out time (not shown on the listing).

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