



Building Maintenance: Yeti's Tree House



Year Built: 2021 (New Construction)

Condition: Exceptional — high-end finishes, recent upgrades, and built to last

Composite Decking (No Maintenance Required)

- The deck is made from **high-quality composite material**, not standard wood.
 - **Lifespan:** Typically, **25–30+ years**.
 - **Maintenance:** Requires no sealing, staining, or regular upkeep — just occasional rinsing.
 - Composite is resistant to moisture, pests, warping, and fading, ensuring long-term durability without the hassle of traditional wood.
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Roofing

- The roof is **asphalt composite shingle roofing** — the most commonly trusted material in modern residential construction.
 - Features a **gritty, sand-like surface** and a **rubberized/tar-like base layer** for superior waterproofing and durability.
 - **Lifespan:** Averages **25–30 years**, depending on climate and sun exposure.
 - This roofing system is reliable, easy to maintain, and built to perform in all seasons.
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Walls: Premium Oak (Not Drywall)

- The interior walls are crafted from **treated oak**, not standard drywall.
- **Lifespan:** Easily **50+ years** with minimal care.

- Unlike drywall, oak does not chip, dent, or scar easily — it's strong, elegant, and timeless.
 - This custom feature reflects a clear commitment to lasting quality and aesthetic beauty.
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Water Heater (Installed 2024)

- A **new water heater** was installed just last year to support the **oversized outdoor soaking tub**.
 - Designed for **high-capacity use**, ensuring consistent and ample hot water for guests or residents.
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Upgraded Entry Ramp

- The iconic ramp leading to the tree house was **completely rebuilt in 2024** with a brand-new design.
 - The original version had a slight swing to it — charming, but not as solid as I wanted.
 - The new version is **fully stabilized and locked down**, providing a firm, secure, and more polished experience for everyone who walks up it.
 - This wasn't a patch job — it was a **full redesign and rebuild from scratch**.
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No Corners Cut — Built to Last

Every detail in Yeti's Tree House was selected with permanence and quality in mind. From the treated oak walls to the composite deck and architectural roofing, this structure was designed not just for charm, but for **longevity and low maintenance**. It's more than a rental — it's a **masterpiece of craftsmanship**.



Building Maintenance: The Old Barn



Originally Built: Pre-2018

Remodeled Completion: 2018

Condition: Beautifully remodeled from the ground up, with thoughtful upgrades for lasting performance and comfort



Structure & Flooring

- The Old Barn underwent a **complete remodel in 2018**, preserving the character of the original structure while rebuilding it with longevity in mind.
 - The **main floor** is finished with **stained concrete**, offering a clean, modern aesthetic and **practically unlimited lifespan**. It's nearly maintenance-free and highly resistant to wear and moisture.
 - The **upstairs flooring** consists of **stone near the entry and shower area** (to guard against water damage) and **carpet throughout the rest**, installed in 2018 and still in **very good condition**.
 - The **stone tile section** near the shower/entry was a proactive choice to ensure lasting protection — and it has worked perfectly. No water damage has occurred.
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Closets & Storage (Added 2019)

- Multiple **upstairs closets were added in 2019**, significantly enhancing the livability and function of the space.
 - These are ideal for personal storage, rental staging, or even as owner lock-outs for Airbnb management.
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Deck

- The deck is **real wood**, treated and maintained **annually** to ensure longevity and aesthetic quality.
 - The section that supports the **hot tub** was **highly reinforced** during construction for added weight-bearing durability.
 - It remains in excellent condition, with ongoing preventative care.
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Hot Tub (Internals Replaced 2024)

- About **six months ago**, the **entire internal system** of the hot tub was replaced — including pumps, heating elements, and filtration — making the core components essentially **brand new**.
- This upgrade extends the hot tub's life considerably and provides peace of mind for future owners or guests.



Roof

- The roof is **architectural asphalt shingles**.
- It features a **steep pitch**, which not only gives the barn its signature silhouette but also helps shed water and snow efficiently — significantly extending the life of the roofing material.
- **Estimated lifespan:** 30+ years with proper maintenance.



Built to Last

From its **stained concrete foundation** to its **reinforced deck and modernized systems**, The Old Barn is more than a remodel — it's a fully thought-out transformation. Every choice made was with **durability, functionality, and low maintenance** in mind. It's a unique and timeless space with charm, strength, and versatility.



Building Maintenance: Sasquatch's Tiny Tree Home



Originally Built: 2021

Major Upgrades & Reinforcements: 2024

Condition: Exceptional — designed for off-grid capability, maximum resilience, and lasting beauty



Metal Roof (2024)

- Installed **brand-new metal roofing** in 2024.
 - **Lifespan:** 40–70 years with minimal maintenance.
 - Can **capture rainwater** and direct it into an integrated cistern system, which is capable of supplying water to the **entire unit** — including toilet and shower — if desired.
 - Designed to perform in severe weather and provide true long-term protection.
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Foundation & Structural Reinforcement

- In 2024, the **bathroom was fully lifted** to pour a new **12-inch-thick concrete foundation**.
 - Additional structural beams were installed for maximum stability.
 - The property now has **new railings and steps**, plus a **poured concrete walkway** from the base of the stairs to the bathroom.
 - Replacing the old gravel path with concrete ensures the walkway remains mud-free and safe in all weather conditions.
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Interior Finish

- The interior walls are made from **treated oak**, not drywall.
 - **Lifespan:** 50+ years with minimal care.
 - Oak is far more durable than drywall and resists chipping, denting, and scarring — maintaining its elegant look over decades.
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Off-Grid Capability

- While fully connected to **city water and power**, the unit can operate completely **off-grid** if desired.
- **Electrical Upgrades:** Added a **secondary electrical board** that can connect directly to a generator.

- **Alternative Power Option:** A generator can be **charged via the nearby creek**, providing a renewable electricity source in emergencies.
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Water Heater

- Originally purchased in 2018.
 - In 2024, during the foundation reinforcement, **all internal components were replaced**, making the water heater effectively like new.
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Flooring

- Installed **luxury vinyl plank (LVP)** flooring — a high-end, waterproof composite material that perfectly mimics natural wood.
 - **Lifespan:** 20–25 years with minimal maintenance.
 - Resistant to water, scratches, and wear — ideal for a tiny home in a natural setting.
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Built to Endure

Sasquatch's Tiny Tree Home is more than just charming — it's engineered for **longevity, self-sufficiency, and environmental harmony**. With its metal roof, reinforced structure, oak walls, and off-grid systems, this home is designed to stand strong for decades — even in the harshest conditions — all while blending seamlessly into its beautiful surroundings.



Building Maintenance & Investment: Bigfoot's Glamping Tree House



Built: 2024 (Less than 1 year old)

Condition: Like new — designed for guest appeal, low maintenance, and high return on investment



Concept & Construction

- Originally, this rental space was a standard ground tent setup.
 - Inspired by the popularity of Yeti's Tree House, I built a basic **wood deck in the trees** to create a true **glamping tree house experience**.
 - A **high-quality, heavy-duty canvas tent** was installed on the deck, blending rustic charm with guest comfort.
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Tent Durability

- The current tent is a **premium-grade, all-season canvas tent**, designed to withstand sun, wind, and rain.
 - **Estimated Lifespan:** 8–12 years with proper care (cleaning, waterproofing, and seasonal checks).
 - Maintenance is minimal — occasional cleaning and re-sealing of the canvas ensures long-term performance.
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Investment Potential

- Less than a year old and already gaining strong booking momentum.
- Early guest reviews and feedback indicate **high appeal** for unique tree-top accommodations.

- **Return on Investment:** Excellent — low build cost, fast setup, and high nightly rates compared to initial expense.
 - There is plenty of **space on the property** for an additional tent space, which could further increase revenue with minimal construction cost.
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Guest Appeal

- Combines the romance of camping with the novelty of an elevated tree house platform.
- Ideal for couples, solo travelers, and adventure seekers looking for Instagram-worthy stays.
- Offers a “close to nature” feel without sacrificing comfort or style.