

## The story of TRStays, Travelers Nest, Cedar Place, Lil' Red Caboose and Cozy Terrace



TRStays is a branded STR community of homes with an established internet presence designed for direct booking. TRStays has been in business since 2022 and has had strong sales, including \$100,000+ revenue in 2025. Shown above are the four homes on a 2.61 acres. Set on a quiet country road, all four STRs come fully furnished and decorated, specifically designed to optimize allure for guests and convenience for owner/hosts with ample supplies to hit the ground running. Each property was carefully designed to optimize STR appeal including popular Airbnb features such as a designated workspace, Lockable Owner storage closets or supply rooms, high end coolfoam mattresses, spacious outdoor decking and seating areas and fun accent furniture. All properties have ring security cameras on the front doors and reolink high resolution security cameras covering multiple open areas. All properties also feature remote APP HVAC control. Each property is lovingly and purposefully designed for maximal appeal. All furniture is fresh including carefully selected antiques and specialty furniture chosen for it's unique style or charm. All properties, with the exception of the newly renovated Cedar Place (2025), are designed to be pet friendly with a pet center.

## Travelers Nest



The premier property, Travelers Nest, is distinguished by Airbnb in recognition as a top 1% of all properties as rated by our guests. It combines country charm appeal with modern upscale comfort and convenience. Shown above is the Sun room which leads out to a 15 ft x 15 ft elevated deck featuring an outdoor dining table with 6 outdoor lattice chairs with a peaceful/lovely view of the forest and hillsides.. Included is a lockable storage room over the garage which is essential for maintaining critical supplies. All floors are new as of 2020 with luxury vinyl plank. Travelers Nest Furnishings: Enter the front door at the top of the stairs, you are greeted with a warm elevated coffee table with a guestbook and local literature for local attractions and reference/coffee table books. As you make your way into the living room there is a high quality black leather sofa and lounge chair, a second recent sofa with throw pillows, end table with unique lamp with lava lamp feature and a second glass end table as you make your way out into the front south-facing sunroom, there's a large table/eating area: It could be used as a second dining area as well as a designated workspace leading out of the sunroom. The best feature and attraction of the property is found in back: A fun triple tier deck for a woody retreat. The layout of the House is split bedroom. The living room teaches an open with the large dining room and kitchen completely ample storage Kitchen has been refreshed, Stainless steel Appliances are recent with an upscale stainless steel Jenn Air gas upscale chef range. Dining table with 8 chairs and matching buffet with ample storage. the kitchen itself has abundant storage and is fully equipped with all utensils and essentials to cook large meals including and over the range stainless steel microwave. The spacious kitchen and dining area has been notably popular for family gatherings. All are new as of 2020, mattresses are high-end cool foam designs, universally popular in our reviews. The Jack and Jill bedrooms/bathroom off the living room has two twin beds which share a night stand and power strips USB Chargers and storage shelving unit focused a variety of child literature and a wall mounted TV above. The closet is spacious. The second bedroom features a queen bed along with a twin that share a night stand. There's a full-length mirror and a bookcase with wall mounted roku TV above. The master bedroom suite includes a king bed flanked by end tables with drawers, two large closets one of which is a walk in closet. A large oak vintage dresser and unique artwork above. The

master bathroom has ample size with his sinks and a pantry like closet towel storage. On the back porch leading out from the kitchen there's less than a year old gas grill and on the upper deck our two seating areas one covered with an umbrella foldable collapsing lounge chair on the upper deck. Fresh paint throughout and a fun pergola with accent lighting. Finally the requisite laundry area complete with high end side loading front Samsung washer dryer and ironing Essentials.

## Cedar Place



The three other 2/2 Airbnbs on the adjoining tax map have all been refreshed and the premier, Cedar Place, has been newly renovated/refurbished inside and out as of 2025 including brick underpinning and a 2 head mini-split heat pump with remote app control. There's a new comfy, covered front porch and as you enter the front door you're greeted with a modern country kitchen with new refrigerator, stove, high end vented hood and dishwasher. Black granite countertops shimmering with gold flecks and a purposefully designed, designated workspace. Included as bonus countertop space with more cabinets and storage One lockable base cabinet and a coffee area and a new microwave oven. There's a breakfast bar with new padded stools, and the peninsula sink faces the open living area with a large 55 inch Roku TV mounted on the wall a sofa and two end tables and another leather lounge chair leading into the bedroom area there's a brand bathroom to the right with a shower and the first bedroom has a twin bed with a trundle bed with built power outlets and in a dresser the back door opens out to an expensive 12 by 12 deck with another lounge chair and cushioned comfy chairs with a coffee table just down the hall is a washer dryer across from the full size bath complete with and storage above the toilet the master bedroom includes two closets in a king size bed along with two end tables and dresser. Washer and dryer conveniently located across from the master bathroom.

## Lil' Red Caboose



The lil' red caboose is a freshened older, charming classic mobile home with a comfortable front deck and covered adorable, private back porch complete with plush outdoor seating and end table set among lovely trees and hedgerows with active wildlife. As you enter the front door you'll enjoy a freshly painted space throughout new flooring sensible commercial grade rubber carpets new sofa and matching lounge recliner and an upscale electric fireplace feature TV stand with a 55 inch Roku TV in the living room with a ceiling fan, Kitchen includes a table suitable for four, a breakfast bar complete with barstools that could also serve as a designated work area Keurig coffee maker with an additional traditional drip coffee maker, recent dishwasher and refrigerator, stove and range hood The home features a split bedroom arrangement: The back bedroom suite has two twin beds which share an end table with charging strip, a fun antique dresser with sitting area and large mirror, and a new for 2025 full bathroom. The master area features a large mirrored vintage dresser, king bed and two fun end tables, a 50 inch wall mounted Roku TV, Ceiling fan and ample closet space. Conveniently located laundry across from the main bathroom includes recent modern side loading Samsung washer and dryer.

## Cozy Terrace



Cozy terrace features a fully renovated kitchen and bathrooms. As you enter the open front living area you'll be greeted with a fun accent chair and convertible sofa, two end tables, coffee table, cedar chest with 45 inch Roku TV, ceiling fan, and a designated workspace with local literature featuring attractions/restaurants. The 2020 remodeled kitchen with Hickory cabinets is a fun rustic kitchen with recent appliances plenty of room for 4 to enjoy the meal the dining area with fun built hedges built in hutches the Master includes a king bed ample chest of drawers with a 40 inch Roku TV and the master bathroom is completely new and modern in 2020 along with walk in closet. Includes a good size Owner's closet. On the other side, the second bedroom with two twin beds sharing a night stand and a full bathroom open to the common hall. Leading out to the comfy back-covered porch which includes new for 2025 outdoor propane grill and fun Adirondack Chairs, is the Laundry Center with Washer and Dryer.