

Airbnb Listing Optimization Report

Bali Resort w/Pool, Golf Sim, Putting Green

Report date: August 25, 2026

87 /100

OVERALL LISTING SCORE

Strong

How your listing performs

These scores show where the listing is helping or hurting a guest's decision to click and book. Start with the lowest grades, then use the priorities below for the specific changes.

Photos (cover + gallery)		100	A
Description		75	B
Amenities		60	C
Reviews & trust signals		100	A
Title		100	A
Policies & booking friction		100	A
Host profile & completeness		75	B
Pricing position		75	B

What to do first

These 4 changes are ranked by likely booking impact and effort, so you can improve the listing without working through the full report first.

1 Structure description sections and clarify layout

Impact: Big impact · Effort: Easy to do

Separate your listing text into Airbnb's dedicated sections (The space, Guest access, Other things to note). Highlight the standalone backyard casita setup early in the space overview so booking guests immediately understand the sleeping layout and privacy benefits highlighted in guest reviews.

2 Review missing amenities

Impact: Big impact · Effort: Easy to do

Check whether each flagged amenity is truly absent or simply unchecked on Airbnb. Enable any accurate checkboxes; for genuine gaps, consider adding only the options that fit the property and target guest. Review first: Private entrance (currently marked unavailable), Iron (91% of nearby listings), Long-term stays allowed (82% of nearby listings), Balcony (82% of nearby listings), Bathroom essentials (82% of nearby listings).

3 Curate opening photo sequence for mobile conversion

Impact: **Big impact** · Effort: **Easy to do**

Optimize your opening 5 photos to display your strongest selling points before guests scroll: retain the golden-hour pool shot as the hero image, followed by the indoor golf simulator/game room, the outdoor kitchen and covered lounge, the private casita bedroom suite, and the illuminated putting green.

4 Refine title styling to sentence case

Impact: **Moderate impact** · Effort: **Easy to do**

Update your title to clean sentence case without shorthand abbreviations, leading with your primary search filter (pool) followed by your rare differentiators (golf simulator and putting green or game room) to maximize mobile scannability.

Why these changes matter

Each finding below explains the guest signal behind a recommendation. Categories without a meaningful issue are omitted, so this section stays focused on decisions you can act on.

Description

1 finding

Your listing currently houses all description text within a single unsegmented block rather than taking advantage of Airbnb's dedicated section fields. Structuring this into The Space, Guest Access, and Other Things to Note helps mobile guests skim key details quickly. Multiple guest reviews praise the layout-specifically noting that one of the king bedrooms is located in a private backyard casita-which is a major selling point for multi-family groups and bachelorette trips that should be clearly highlighted in your opening summary.

- Description structure: no Airbnb section structure (The space / Guest access / ...).

Amenities

2 findings

A comparison with top nearby properties highlights several common amenity checkboxes that appear unchecked on your listing. An Iron is offered by 91% of comparable listings, and Long-term stays allowed is enabled by 82%. Additionally, your listing currently marks Private entrance as not provided, even though guests have private access to the entire home and detached casita. Audit your physical inventory against your Airbnb checklist so search filters do not filter you out for amenities you already provide.

- Amenity gaps vs. top comps: iron, long term stays allowed, private entrance, balcony, bathroom essentials, laptop friendly workspace, outdoor activities, indoor entertainment, cleaning essentials, comfort features, travel crib, highchair - present in 50% of comparable listings but not offered here.
- Airbnb reports these amenities as NOT provided: Private entrance. Confirm each is genuinely absent - anything you do provide but left unchecked is invisible to the search filters that use it. Never check a box for an amenity the property does not actually have.

Host profile & completeness

1 finding

- Trust signals lag the competition - badges, rating position, and response speed are among the strongest measured conversion factors.

Copy you can use

Suggested titles

Airbnb titles are scanned quickly in search. These options lead with specific reasons to book, stay readable on mobile, and remain within Airbnb's title limit.

1 Pool, Golf Sim, Putting Green, Game Room

Why: Leads with the high-intent pool filter and stacks the property's top three bookable differentiator amenities that guests consistently highlight in reviews.

2 Resort Home w/ Pool, Golf Sim & Game Room

Why: Uses scene phrasing to emphasize the private resort layout while securing click-through from guests searching for pool access and group entertainment.

3 Pool, Golf Sim, Putting Green, Sleeps 16

Why: Directly targets high-occupancy golf trips and multi-family vacations by confirming the pool, golf setup, and total sleeping capacity upfront.

Suggested description

The rewrite puts the strongest differentiators first, makes the stay easier to picture, and breaks details into sections guests can scan before booking.

Overview

The ultimate South Tampa group retreat situated on an expansive double corner lot. Unwind in your private outdoor pool, practice on the dedicated putting green and Skytrak Plus golf simulator, and enjoy a fully loaded game room with billiards, arcade games, and ping pong. You are just two blocks from neighborhood favorites like The Lab coffee shop and minutes from Hyde Park Village, Amalie Arena, and downtown Tampa.

The space

Designed specifically for large families, multi-generational getaways, and celebratory group trips, this estate offers five private bedrooms and three and a half bathrooms split between the main home and a private backyard casita.

Bedrooms and sleeping arrangements:

Bedroom 1: King bed with en suite bathroom.

Bedroom 2: King bed in the detached backyard casita with walk-in shower, offering extra privacy.

Bedroom 3: Queen bed.

Bedroom 4: Two full-over-full bunk beds sleeping up to eight guests.

Bedroom 5: Full bed with full trundle bed.

Additional sleeping: Two queen pullout sofas, sectional couch, and a crib or travel crib available upon request.

Indoor entertainment and living areas:

The game room features a full-sized pool table, Skytrak Plus golf simulator with adult left- and right-handed Callaway club sets plus kids clubs, classic arcade cabinet, and foosball. Multiple living rooms provide generous seating with a 72-inch Smart TV, alongside Smart TVs in every bedroom. The chef's kitchen comes fully equipped with stainless appliances, drip and Keurig coffee makers, cookware basics, spices, and an indoor dining table.

Outdoor living and resort amenities:

The fully fenced backyard oasis includes a private outdoor pool with basketball hoop, shaded covered deck, outdoor kitchen with gas grill and dining table, outdoor shower, putting green, cornhole, giant chess, and Connect Four.

Guest access

Guests enjoy exclusive, private access to the entire main home, backyard casita, pool, and fully fenced grounds. Self check-in is seamless via a keyless smart lock with codes provided prior to arrival. Ample free parking is available on premises.

Other things to note

We welcome up to two pets with a fifty dollar pet fee. The swimming pool is private and unheated, providing refreshing daytime swimming year-round. For your security, exterior perimeter cameras monitor outdoor entry points only, with no interior cameras. As local Tampa hosts, we are always available via messaging to answer questions or share neighborhood recommendations.

Recommended opening photos

These are the first photos guests should see. The cover earns the click; the next four quickly prove the space, sleeping setup, and strongest reasons to book.



COVER

Golden-hour private swimming pool with sun loungers matches the...



PHOTO 2

Game room with SkyTrak golf simulator and billiards table immediately reveals...



PHOTO 3

Signature primary bedroom with tropical wallpaper and king canopy bed proves...



PHOTO 4

Fully equipped chef's kitchen with gas range and stainless appliances show...



PHOTO 5

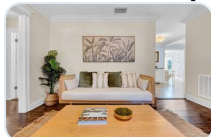
Outdoor putting green with loungers reinforces the resort-style backyard...

Photo changes

Only photos that need a change appear below. Removing repetition keeps guests moving through the gallery; specific captions help them understand what each image proves about the stay.

Keeping 90 · removing or replacing 9 · 32 new captions

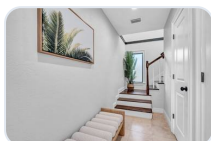
Remove or replace ⁹



Remove from the gallery

Living room

Why: Repetitive angle of the secondary lounge daybed already well-documented in the wider living room photos.



Remove from the gallery

Other

Why: Narrow hallway transition shot that does not display any usable guest room or amenity.



Remove from the gallery

Bedroom

Why: Redundant tight crop of the primary canopy bed already captured by multiple wider bedroom perspectives.



Remove from the gallery

Bedroom

Why: Redundant near-duplicate angle of the two full beds already framed cleanly in the wider bedroom photo.



Remove from the gallery

Bathroom

Why: Redundant close-up of pedestal sink and faucet already displayed in the full bathroom perspective.



Remove from the gallery

Amenity

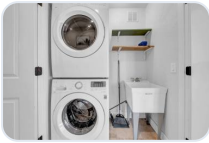
Why: Repetitive angle of the covered patio table games already featured in wider, clearer patio shots.



Remove from the gallery

Amenity

Why: Duplicate framing of the outdoor kitchen counter already covered by wider outdoor kitchen shots.



Remove from the gallery

Amenity

Why: Redundant duplicate shot of the laundry closet and wash basin already shown in the full laundry photo.



Remove from the gallery

Pool

Why: Repetitive daytime pool angle with float already superseded by superior golden-hour and twilight pool shots.

New captions ³²



Update the caption

Living room

Why: Highlights the main living room gathering space and large entertainment screen for groups.

New caption: "Living Room Relax on the oversized sectional with the 72-inch 4K Smart TV."



Update the caption

Living room

Why: Clarifies that the property offers multiple separate living spaces so large groups can spread out.

New caption: "Lounge Area Second living room offers a quiet retreat to read or catch up."



Update the caption

Kitchen

Why: Answers guest anxiety about group meal prep by showcasing high-end appliances and full kitchen inventory.

New caption: "Chef's Kitchen Fully stocked with gas range, stainless appliances, and group cookware."



Update the caption

Kitchen

Why: Distinguishes the separate kitchenette setup for multi-family or multi-generational groups.

New caption: "Kitchenette Wet bar and beverage station inside the guest suite."



Update the caption

Dining area

Why: Shows group dining seating capacity for family dinners and shared group meals.

New caption: "Dining Area Gather around the 10-person table for shared meals and celebrations."

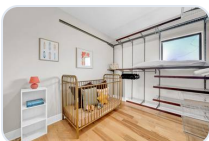


Update the caption

Bedroom

Why: Highlights the signature primary bedroom styling and upscale finishes to drive booking conversion.

New caption: "Primary Suite King canopy bed, tropical wallpaper, Smart TV, and luxury ensuite bath."



Update the caption

Amenity

Why: Reassures family travelers by showing a dedicated crib amenity for infants.

New caption: "Nursery Nook Dedicated crib setup in the walk-in closet for traveling families."



Update the caption

Bedroom

Why: Clarifies the layout of the private king guest suite featuring its own seating area and kitchenette.

New caption: "Guest Suite Private King bedroom with sofa seating and kitchenette."



Update the caption

Bedroom

Why: Clarifies bedroom sizing and in-room entertainment for guest group planning.

New caption: "Bedroom 3 Queen bed with botanical accent wall, plush linens, and Smart TV."



Update the caption

Bedroom

Why: Shows exact bed configuration in this bedroom to confirm sleeping capacity for larger parties.

New caption: "Bedroom 4 Two full beds with premium linens, ideal for groups or siblings."



Update the caption

Bedroom

Why: Confirms the sturdy full-size bunk configuration in the fifth bedroom.

New caption: "Bunk Room Full-over-full bunk bed sleeping up to four guests comfortably."

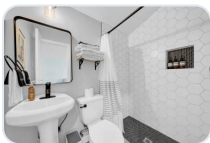


Update the caption

Bathroom

Why: Showcases the luxury primary bathroom soaking tub fixture for guests seeking high-end relaxation.

New caption: "Primary Ensuite Deep soaking tub with custom tile surround and bath amenities."



Update the caption

Bathroom

Why: Displays quality bathroom fixtures and provided toiletries across all guest bathrooms.

New caption: "Full Bath 2 Walk-in subway-tile shower, pedestal sink, and organic toiletries."



Update the caption

Bathroom

Why: Proves bathroom distribution for groups wanting both walk-in showers and bathtubs.

New caption: "Full Bath 3 Clean shower-tub combination stocked with fresh towels and essentials."



Update the caption

Bathroom

Why: Highlights the half-bathroom fixture and tropical decor for convenient guest use.

New caption: "Powder Room Convenient half bath with tropical wallpaper accent on the main level."



Update the caption

Workspace

Why: Answers business traveler anxiety by highlighting dedicated desk setup and remote work space.

New caption: "Dedicated Workspace High-speed Wi-Fi desk setup ready for remote work sessions."



Update the caption

Amenity

Why: Sells the outdoor lawn game amenity that guests consistently praise in reviews.

New caption: "Lawn Games Giant outdoor chess set on the private, fully fenced patio."



Update the caption

Amenity

Why: Highlights the marquee outdoor putting green amenity that drives group booking conversion.

New caption: "Putting Green Custom outdoor putting green with putters and balls provided."



Update the caption

Amenity

Why: Demonstrates covered outdoor ping-pong recreation on the patio for group entertainment.

New caption: "Covered Patio Outdoor ping-pong table for group tournaments rain or shine."



Update the caption

Amenity

Why: Sells the evening fire pit amenity and social gathering opportunities for large groups.

New caption: "Fire Pit Lounge Adirondack seating around the fire pit for evening drinks."



Update the caption

Pool

Why: High-converting twilight pool shot showing the lighting and nighttime swimming ambiance.

New caption: "Pool at Dusk Illuminated private swimming pool surrounded by comfortable sun loungers."



Update the caption

Amenity

Why: Sells the full outdoor kitchen and grill amenity highlighted repeatedly in guest reviews.

New caption: "Outdoor Kitchen Gas Weber grill, prep counter, and alfresco dining at twilight."



Update the caption

Amenity

Why: Emphasizes evening usability of the putting green amenity for golf trips and group getaways.

New caption: "Night Putting Illuminated putting green lets your group practice short putts after dark."



Update the caption

Pool · current cover

Why: Preserves the top-performing golden-hour pool cover shot while adding high-converting benefit copy.

New caption: "Resort Pool Private swimming pool with sun loungers on a double corner lot."



Update the caption

Exterior

Why: Presents exterior curb appeal and additional front porch seating space.

New caption: "Front Porch Welcoming covered front porch with comfortable wicker seating."



Update the caption

Amenity

Why: Confirms complimentary in-unit laundry amenities for extended stays and family packing needs.

New caption: "Laundry Area In-unit washer and dryer with utility sink for longer stays."



Update the caption

Pool

Why: Provides full aerial perspective of the pool and backyard orientation showing property scale.

New caption: "Aerial View Private double corner lot oasis featuring expansive pool deck and casita."



Update the caption

View

Why: Showcases the city skyline view to connect property location to top downtown attractions.

New caption: "Skyline View Minutes to downtown Tampa skyline, Hyde Park Village, and riverfront parks."



Update the caption

Amenity

Why: Directly sells the two highest-converting indoor game amenities in one frame.

New caption: "Arcade & Sim SkyTrak+ golf simulator and full-sized billiards table."

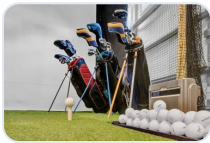


Update the caption

Amenity

Why: Demonstrates the interactive SkyTrak golf simulator amenity in active use to drive golf getaway bookings.

New caption: "Golf Simulator Practice full swings on top championship courses indoors."



Update the caption

Amenity

Why: Answers guest questions about golf equipment availability for both adult and junior players.

New caption: "Golf Gear Right- and left-handed Callaway sets plus kids clubs ready to play."



Update the caption

Amenity

Why: Shows full game room amenities for multi-generation families and group trips.

New caption: "Game Room Foosball, pool table, arcade games, and lounge seating for large groups."

Amenities guests may expect

These amenities are missing from your listing but appear across the 11 nearby listings used for this audit. A higher share means more guests may expect the amenity when comparing similar stays; confirm the amenity is truly available before adding it.

Iron		91%
Long-term stays allowed		82%
Balcony		82%
Bathroom essentials		82%
Outdoor activities		82%
Travel crib		82%
Private entrance		73%
Cleaning essentials		73%
Laptop friendly workspace		64%
Comfort features		64%
Indoor entertainment		55%

Guest rating breakdown

These sub-ratings show where the stay meets expectations after booking. Lower categories point to operational or expectation-setting issues that listing copy alone cannot solve.

Accuracy		4.9
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Check-in		5.0
Cleanliness		4.9
Communication		5.0
Location		4.8
Value		4.9

Words nearby listings lead with

These repeated words reveal how nearby hosts position similar stays. Use only the terms that are true and distinctive for your property; repetition alone does not make a keyword persuasive.

hyde	5 listings	park	5 listings
downtown	4 listings	tampa	4 listings
pool	2 listings · in yours	games	2 listings
luxury	2 listings	north	2 listings
ut	2 listings	home	2 listings

Nearby listings used for comparison

These 11 nearby listings in your market are the benchmark behind the amenity, pricing, and positioning recommendations. Open a listing to compare its guest-facing presentation directly.

Urban Oasis Pool/Spa & Games Near Downtown Potential revenue: 160,130 USD/yr · Nightly: 1396 USD 5.0/5 · 124 reviews	West River Hyde-Out Potential revenue: 86,025 USD/yr · Nightly: 655 USD 4.9/5 · 35 reviews
The Big Gather Potential revenue: 75,205 USD/yr · Nightly: 713 USD 4.9/5 · 65 reviews	Tampa Downtown Luxury Villa Beds 14 Park 6 cars Potential revenue: 73,022 USD/yr · Nightly: 649 USD 5.0/5 · 68 reviews
Fabulous Find - North Hyde Park w/ Game room Potential revenue: 67,801 USD/yr · Nightly: 505 USD 5.0/5 · 149 reviews	Luxury 5-Bedroom Retreat. N. Hyde Park & Downtown Potential revenue: 63,801 USD/yr · Nightly: 596 USD 5.0/5 · 139 reviews
North Hyde Park Haven! Close to UT Conv Ctr & TGH Potential revenue: 55,688 USD/yr · Nightly: 545 USD 5.0/5 · 69 reviews	4BR Tampa Home 12 Guests • Pool • Near Downtown Potential revenue: 49,055 USD/yr · Nightly: 496 USD 4.9/5 · 52 reviews
Hyde Park Outdoor Games Firepit King Bed Grill Potential revenue: 37,668 USD/yr · Nightly: 453 USD 5.0/5 · 28 reviews	Stunning Tampa Stay - Prime Location & Comfort! Potential revenue: 35,241 USD/yr · Nightly: 258 USD 4.9/5 · 37 reviews
Stylish Tampa Home Near UT Amalie Ray Jay Potential revenue: 7,433 USD/yr · Nightly: 327 USD 5.0/5 · 1 reviews	