

The Complete Airbnb Amenities List

Whether you're hosting an apartment, a mountain cabin, or a beach house, your amenities determine whether guests choose you over the competition. Guests expect more than just a place to sleep—they want a five-star experience.

What amenities do Airbnb guests expect? These include the essential amenities that every guest expects, like fast WiFi and clean linens, plus a few clever extras that set you apart and earn those glowing five-star reviews.



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Essential Airbnb Amenities Every Guest Expects

These are the [must-have Airbnb amenities](#) that every host needs to provide, regardless of property type. Research shows that **70% of American travelers consider air conditioning essential when booking accommodation**. When creating your Airbnb business plan, budget for these essentials first—they're the foundation of guest satisfaction.

- **Reliable WiFi:** One of the most-searched amenities on Airbnb. Without it, many travelers won't even consider your listing.
- **Heating and cooling:** Guests want to know they'll be comfortable in every season. Make sure your thermostat works and is easy to use.
- **Linens and blankets:** Always provide fresh, high-quality sheets and extra blankets. Cleanliness here is non-negotiable.
- **Toiletries:** Soap, shampoo, and conditioner—simple but often overlooked. These are basic vacation home essentials.
- **Hair dryer, iron, hangers:** Small touches that make your property feel hotel-like.
- **Smart lock or keyless entry:** No guest wants to fumble with keys at midnight. Secure and simple check-in sets the tone for the stay.

Host Tip: Keep a linen rotation system—have at least two complete sets per bed so you're never scrambling between guest turnovers. This ensures your Airbnb amenities list is always guest-ready.



Kitchen & Dining Amenities

A well-stocked kitchen lets guests cook like they're at home, regardless of size. Research shows that 83% of guests specifically look for well-equipped kitchens when booking, making this one of the most requested amenities. A small, well-equipped kitchen beats a large, empty one every time. Sharp knives, quality pots, and a coffee maker make all the difference for guests and families, turning simple meals into memorable moments together.

Cooking & Prep

Basic prep lets guests actually enjoy cooking during their stay. Quality knives, sturdy mixing bowls, and proper measuring tools make the difference between kitchen chaos and culinary success.

- Pots, pans, and baking sheets
 - Cooking utensils (spatulas, ladles, tongs)
 - Sharp knives and cutting boards
 - Mixing bowls and a colander
 - Measuring cups and spoons
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Appliances

The right appliances turn a basic kitchen into a functional cooking space. A coffee maker starts mornings right, while a microwave and blender handle quick meals and snacks throughout the day.

- Microwave and toaster
 - Kettle for tea drinkers
 - Blender for smoothies or cocktails
 - Oven and stovetop
 - Coffee maker (drip, Keurig, or French press)
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Dining Must-Haves

Having enough tableware for everyone prevents awkward moments and lets guests focus on enjoying their meals together.

- Glasses and wine glasses
 - Silverware and serving utensils
 - Starter kit: salt, pepper, oil
 - Dish soap and sponge
 - Paper towels and napkins
 - Plates, bowls, and mugs (enough for max occupancy +2)
-

Bedroom Amenities

Sleep quality can make or break a guest's entire stay. A well-planned Airbnb list of amenities, like cozy bedding, ensures a restful experience. Poor sleep leads to negative reviews, while comfortable bedrooms often get specific mentions in five-star feedback. The bedroom should feel like a sanctuary where guests can truly rest and recharge.

- Quality mattress with mattress protector
 - Extra pillows and blankets
 - Blackout curtains or blinds
 - Bedside tables and lamps
 - Alarm clock
 - Full-length mirror
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Bathroom Amenities

Clean, well-stocked bathrooms are where guests notice attention to detail most. You'd be surprised how many properties skip basic amenities that guests expect. Focus on essentials that make daily routines comfortable and stress-free.

- Bath towels, hand towels, and washcloths
 - Bath mat or non-slip shower mat
 - Toilet paper (extra rolls)
 - Plunger (essential, even if rarely used)
 - Vanity mirror
 - Trash bin with liner
 - Shampoo, conditioner, body wash, soap
 - Hair dryer
-

Living Room & Entertainment

The living room is where guests unwind after long days of exploring. Comfortable seating and simple entertainment options can make the difference between guests who spend evenings out and those who relax at your property. [Capturing perfect Airbnb photos](#) that showcase your living space setup can help guests envision themselves relaxing there before they even book.

- Comfortable sofa and seating
 - Streaming-ready TV with Netflix or Roku
 - Board games, puzzles, and books
 - Bluetooth speaker
 - Local guidebooks or brochures
-

Safety & Security – Non-Negotiable Amenities

Safety isn't optional—it's legally required in most places, mandated by Airbnb. Essential for protecting both guests and your business. With new trends showing [guests increasingly exploiting refund policies](#)—such as demanding full refunds for minor issues—hosts must be more vigilant than ever. For detailed compliance requirements, check [Airbnb's official hosting guidelines](#). Skip these basics, and you will risk liability and regulatory issues.

- **Smoke detectors (tested regularly)**: Required by law in most places and the first line of defense in emergencies.
- **Carbon monoxide detector**: Especially crucial in homes with gas appliances, fireplaces, or garages.
- **Fire extinguisher**: Keep it in a visible, accessible spot in the kitchen or hallway.
- **First-aid kit**: Stock with bandages, antiseptic, and other basics. Guests appreciate knowing it's there.
- **Flashlight and spare batteries**: Power outages happen, and guests feel safer with backup lighting.
- **Emergency contact info**: Post local emergency numbers and your direct contact details clearly.
- **Secure locks on windows and doors**: A must for guest peace of mind and insurance compliance.
- **Security cameras (common areas only)**: Airbnb requires full disclosure of cameras in your listing description. Place them only in outdoor areas or shared indoor—never in bedrooms, bathrooms, or private areas. guests.

Family-Friendly Amenities

Parents book with one priority: keeping their kids safe and comfortable. Simple family amenities can justify higher rates and attract longer stays from traveling families. Even basic family amenities like a high chair and outlet covers can command 15-25% higher nightly rates—families pay extra for properties that accommodate their specific needs.

- Crib or portable pack-n-play
- High chair
- Outlet covers
- Baby bath or step stool
- Child-safe utensils
- Toys, puzzles, or children's books

Pet-Friendly Amenities

Pet-friendly properties have 23% less competition and command higher rates. These [pet-friendly Airbnb amenities](#) attract loyal pet owners who often book longer stays, making this a smart business decision. Charge a reasonable pet fee (\$25-50/night) to cover extra cleaning costs—most pet owners expect this and will gladly pay for pet-friendly accommodations.

- Food and water bowls
- Dog waste bags and dispenser
- Towels for muddy paws
- Small treats or toys
- Fenced yard or designated pet area
- Pet-friendly covers for furniture
- Paw wipes near the entrance

Outdoor & Seasonal Amenities

When the weather's nice, everyone wants to be outside. These vacation home amenities create memorable outdoor experiences that guests love. According to industry research, nearly 30% of guests choose vacation rentals specifically for outdoor amenities, making these spaces crucial for attracting bookings and justifying higher rates.

Best Outdoor Amenities for Any Vacation Rental

These work for any property type and climate, turning basic outdoor space into guest magnets. Outdoor amenities can justify 10-20% higher rates, and investments like fire pits (\$200-500) often pay for themselves through increased bookings over a season.

- Patio furniture and umbrella
- BBQ grill with tools
- Fire pit or outdoor fireplace
- Hot tub for year-round relaxation
- Hammock for lazy afternoons
- Outdoor lighting for evening gatherings
- Dedicated parking space

Best Beach House & Lake House Amenities

For waterfront rentals, convenience and fun extras make a huge difference. According to data, 74% of travelers prefer to spend their vacations on the coast, and 83% prefer vacations near water, making outdoor amenities crucial for competitive positioning.

- Outdoor dining and lounge areas
- Rinse-off shower for sand and saltwater
- Plenty of beach towels
- Chairs and umbrellas for shade
- Beach cart or wagon for easy carrying
- Portable cooler for drinks and snacks
- Water toys like boogie boards or floaties
- Marshmallow roasting sticks for evenings by the fire

Best Mountain Cabin Amenities

Recent data shows cabin rentals are trending upward with significant year-over-year growth, and the majority of families now seek outdoor-focused destinations over urban alternatives. Mountain properties attract guests seeking cozy vibes and outdoor adventure.

- Sleds and snow tubes for winter fun
- Local trail maps and hiking tips
- Soft textiles like knit blankets and faux furs
- Durable outdoor furniture
- Indoor or outdoor fireplace/fire pit
- Boot trays and hooks for heavy gear
- Classic board games for cozy nights in

The Wow Factors' Amenities

Small investments that enhance guest satisfaction and differentiate your property from competitors

- **Coffee or wine station** – A cozy corner for morning coffee or an evening glass of wine instantly makes guests feel at home and adds a touch of indulgence.
- **Welcome basket with local snacks** – A thoughtful way to introduce guests to the region while making them feel appreciated from the moment they arrive.
- **Local artwork and décor** – Unique pieces give personality to your rental and create a sense of place that's memorable and photo-worthy.
- **Workspace with fast WiFi** – A small desk or table with good internet can attract remote workers and long-term stays.
- **Charging stations (USB-C, lightning cables)** – Guests rely on devices daily, and easy charging options save them stress and keep them connected.
- **Smart home features (voice assistants, smart thermostat)** – Even one or two smart devices can modernize the space and impress guests.
- **Robes and slippers** – Small luxuries that bring a hotel-like feel and encourage relaxation after a long day of travel or sightseeing.

Entertainment Upgrades for the Ultimate Stay

These larger investments create unique selling points and can justify premium pricing for properties targeting groups and families. Entertainment amenities work best for larger properties (4+ guests) and longer stays—a pool table in a 1-bedroom rental takes up valuable space, but in a 6-bedroom house it becomes a major selling point.

- **PlayStation or Xbox for gaming nights** – Affordable entertainment that appeals to all ages.
- **Pool table or foosball table** – Brings out friendly competition and keeps guests entertained indoors.
- **Basketball hoop in the driveway or backyard** – Perfect for families and groups to enjoy casual games outside.
- **Projector and screen for movie nights** – Creates a cinematic vibe and turns evenings into shared events.

Sustainable & Eco-Friendly Amenities

Eco-conscious travelers represent a growing market segment willing to pay premium rates for sustainable stays. These upgrades often reduce operating costs while appealing to environmentally minded guests.

- **EV charging station (Level 2 charger)** – A huge plus for eco-conscious travelers with electric cars, helping your rental stand out and attract repeat bookings.
- **Recycling bins with clear labels** – Makes it easy for guests to recycle properly and feel good about reducing waste.
- **Energy-efficient appliances & LED lighting** – Small investments that lower your bills and support a greener stay.
- **Smart thermostat for energy savings** – Keeps guests comfortable while automatically managing energy use.
- **Water filter or refillable glass bottles** – Eliminates the need for plastic bottles and adds convenience for guests.
- **Eco-friendly toiletries in refillable dispensers** – Reduces single-use plastics and ensures guests never run out of essentials.
- **Solar-powered outdoor lighting** – Affordable, sustainable, and creates a cozy, welcoming atmosphere outside.

Remote-Work Friendly Amenities

Digital nomads and business travelers are a fast-growing segment of the Airbnb market. These Airbnb amenities make your rental a top pick for productivity-focused guests. If your property makes it easy to work remotely, you'll stand out in searches, attract longer stays, and earn repeat guests.

- **Fast, reliable WiFi (advertise your speed!)**
- **Dedicated desk or ergonomic chair**
- **Multiple outlets and extension cords**
- **Ring light for video calls**
- **Quiet, well-lit workspace**

The Bottom Line

The difference between an average rental and a five-star Airbnb isn't luck – it's preparation. Start with essential amenities, then add targeted upgrades based on your guest demographic and local competition.

Use this checklist to ensure you're covering the basics, then invest strategically in amenities that justify higher rates and attract repeat bookings. The goal isn't to have everything—it's to have the right things for your market.



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