



HOME FOR RENT

**105 Sandpiper Circle
Hastings, MN 55033**



Contact information:

33rd Company, Inc. Property Management
www.33rdcompany.com

Property Manager: **Lynn Sedlack (651) 777-5500** rentals@33rdcompany.com

Property overview

Located just outside the charming town of Hastings is this cozy two bedroom town home in great condition with many upgrades. All living facilities are on one level to make your life easy and the property features an open airy floor plan. As you enter the home you will appreciate the eat-in kitchen and adjacent dining room. The appliances include an upgraded range and refrigerator as well as dishwasher and over-the-range microwave. The property also boasts a dehumidifier/humidifier and three sided gas fireplace between the living room and dining room.

There are two bedrooms including a large master bedroom with its own bathroom. Through the sun room at the end of the wide hallway is a charming fenced patio with lovely landscaping and a welcoming exterior that is association maintained.

The home is only a few minutes away from downtown Hastings and near shopping and local amenities.

Property information

Rental price \$1150 per month
 Property type Town Home
 Year built 2004
 Bedrooms 2+ Sun Room
 Baths 2 (1-full, 1-3/4)
 Fireplaces 1
 Finished Sq. Ft. 1498
 School District 200 Hastings
 651-437-6111
 Garage type 2 car Attached
 Smoking No
 Lease term 1 year, 18 mo, 24 mo
 Security Deposit Equal to 1 month's rent
 Pets Negotiable
 Utilities Snow & Lawn included, Sprinkler/Lawn care
 Appliances included Refrigerator/ Dishwasher/ Microwave/ Stove/ W&D/ Central AC/ Water softener



Main Level	Dimension	Main Level	Dimension	Main Level	Dimensions
Living Room	16 x 16	Bedroom 1	15 x 13	Sun Room	12 x 12
Dining Room	10 x 13	Bedroom 2	11 x 12		
Kitchen	14 x 13	Bath	3/4		
Bath	Full				



Note: All information provided is deemed reliable but not guaranteed. Tenant to verify all information prior to signing lease.

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Our professionally managed rental homes consistently are some of the best values in the twin cities area. Our homes are always spick-and-span when you take possession. We regularly schedule upgrades, and repairs, so that your home is always in working order. We also provide a detailed community rental booklet with each property that offers utility hook-up numbers, referrals for discounted Trash services and cable, community information, and emergency contact information for maintenance issues. We aggressively respond to your needs to ensure that your home is enjoyable. Our proactive management helps residents enjoy their homes, reduces turnover, and allows us to consistently provide the best rental values in the twin cities area.

Once you find the home meeting your needs, you will submit a standard MHA rental Application for each adult (18 years and older) that will occupy the home, a Pre-Lease agreement, and a \$35.00 non-refundable application fee. All applications are processed using our consistent screening guidelines and will include criminal history check, credit history check, checking rental references and verifying income. Your rental application is processed in 1 to 2 days. We are committed to the letter and spirit of the United States Fair Housing policy for the achievement of equal housing opportunity throughout the nation.

Upon approval of your application it will be necessary for you to pay the first month's rent upon signing the Lease. The security deposit is due on the day you move into the property. You will have an opportunity to complete a walk-thru inspection on your move-in day to note any discrepancies, which can be corrected, and/or documented on your move-in sheet. We do not charge residents on move-out for any damage except that beyond normal wear & tear.



2165 Woodlane Drive, suite 101
Woodbury, MN 55125
Office: (651) 777-5500
Fax: (651) 777-5501
www.33rdcompany.com

33rd Company provides Property Management services and manages and leases residential properties in the greater Twin Cities Minneapolis and St. Paul metropolitan area including: Minneapolis, St. Paul, Afton, Andover, Apple Valley, Bayport, Blaine, Brooklyn Center, Brooklyn Park, Burnsville, Carver, Champlin, Chanhassen, Bloomington, Circle Pines, Columbia Heights, Coon Rapids, Cottage Grove, Crystal, Eagan, Eden Prairie, Edina, Excelsior, Falcon Heights, Farmington, Forest Lake, Fridley, Golden Valley, Hastings, Hopkins, Hudson, Hugo, Inver Grove Heights, Lakeland, Lake Elmo, Lakeville, Lino Lakes, Little Canada, Maple Grove, Maplewood, Mendota, Minnetonka, New Brighton, New Hope, Newport, North Oaks, North St. Paul, Oakdale, Oak Park Heights, Plymouth, Prior Lake, Richfield, Robbinsdale, Rochester, Rosemount, Roseville, Savage, Shakopee, Shoreview, Shorewood, South St. Paul, Spring Lake Park, Spring Park, St Anthony, St. Louis Park, St. Paul Park, Stillwater, Vadnais Heights, Wayzata, West St. Paul, White Bear Lake, and Woodbury. We represent owners of residential rental properties, and provide rental management, leasing, rental referrals, and also structure rent to own and lease option programs that benefit owners and renters.