



**Home for Rent**  
**10551 Decatur Ave S.**  
**W. Bloomington, MN 55438**



Contact information:

**33<sup>rd</sup> Company, Inc. Property Management**  
[www.33rdcompany.com](http://www.33rdcompany.com)

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

**Property overview**

Great Bloomington location! This woodsy end unit townhome is located only a few blocks from HWY 169, and is less than a mile from Hyland Lake Park. Complete with a large deck nestled in mature pine trees, the home offers a large quiet yard that is unique to most townhomes.

The kitchen offers a wrap around bar for eat-in dining, hardwood flooring, and white appliances and white enamel trim. The upper level has two good sized bedrooms, a full bath, and a large living room that is adjacent to the dining room and kitchen.

The lower level features a living room with fireplace, and glass door that opens to the back yard. There is also a bathroom on this level, under stair storage, and a door that opens to the double garage.

**Property information**

Rental price \$1175 per month  
 Property type Town home  
 Year built 1978  
 Bedrooms 2  
 Baths 2 (1 full, 1- 3/4)  
 Finished Sq. Ft. 1400  
 School District 271-Bloomington  
 952-681-6400  
 Garage type 2 car attached  
 Smoking No  
 Pets Negotiable  
 Lease Term 1 yr, 18 mo, 2 yr  
 Security deposit Same as a month's rent  
 Appliances Stove (electric), Microwave, Dishwasher, Washer/Dryer, Central A/C  
 Utilities Paid by Tenant. Water/Snow/Lawn is included.



Main Level	Dimension	Upper Level	Dimension	Lower level	Dimension
Family Room	14 x 12	Bedroom 1	16 x 10	Family Room	19 x 13
Dining Room	10 x 7	Bedroom 2	10 x 10	Bath	3/4
Kitchen	7 x 13	Bath	Full	Garage	



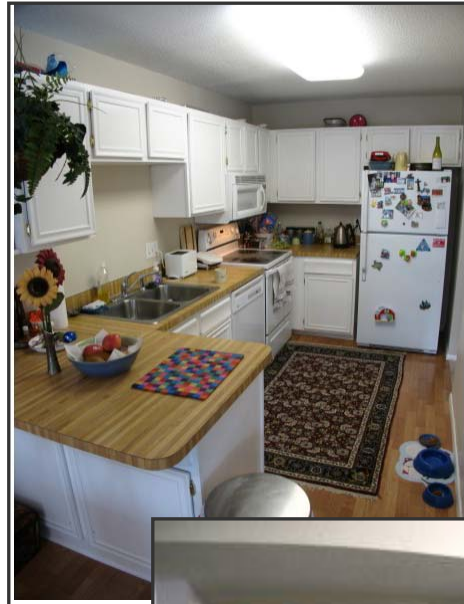
Our Associations




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

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**33rd Company Property Management** is committed to making your search for a new rental home as friendly and convenient as possible!

[Search our data base of Featured Properties](#), or call our Rental Hotline at (651) 777-5500 to get current information on our homes available to rent. [Renting Can Be A Smart Investment!](#) 

**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](http://www.33rdcompany.com)

33<sup>rd</sup> 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.