



Home for Rent

**11371 Aberdeen Circle Unit A
Blaine, MN 55449**



Contact information:

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

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

Property overview

Newer End Unit with 3 Bedrooms and 3 Bathrooms. This gorgeous Monroe model has just the open floor plan and southern exposure that you are looking for! The living room has a gas fireplace and custom wood blinds. The formal dining area is right off the Kitchen which boasts an open and spacious layout with breakfast bar, ample cupboard space and newer appliances. The kitchen also includes a pantry and oak cabinetry. The main floor has a half bathroom, open foyer area, and a patio.

The upper level has 3 bedrooms, a laundry room, and 2 full bathrooms. The large master suite has vaulted ceilings, a walk-in closet and full master bathroom. The home features an attractive exterior and 2 car garage that is insulated and ready for year round use with an easy entryway into the main level.

This home is located in the Club West Development with all its amenities including-**Pool, Fitness Center, Tennis Courts & More!** (www.clubwesthoa.com).

Property information

Rental price \$1375 per month
 Property type Town home
 Year built 2004
 Bedrooms 3
 Baths 3(2-Full,1-1/2)
 Finished Sq. Ft. 1,824 SF
 Fireplace Gas
 School District 11-Anoka/Hennipen
 763-506-1000
 Garage type 2 car attached
 (Garage Door Opener)
 Smoking No
 Pets Negotiable
 Lease Term 1 year
 Security deposit 1 month's rent
 Appliances Stove, Refrigerator, Dishwasher, Microwave, Washer/Dryer, Central A/C, Air-to
 Air Exchanger, Water Softener
 Utilities Included Trash, Snow removal, Lawn Care
 Amenities Party Room, Club house, Exercise Room, Play Area. www.clubwesthoa.com



Upper Level	Dimension	Main Level	Dimension	Main Level	Dimension
Bedroom 1	14 x 12	Kitchen	12 x 12	Foyer	6 x 5
Bedroom 2	12 x 11	Living Room	23 x 14	Patio	10 x 6
Bedroom 3	12 x 11	Dining Room	11 x 11		



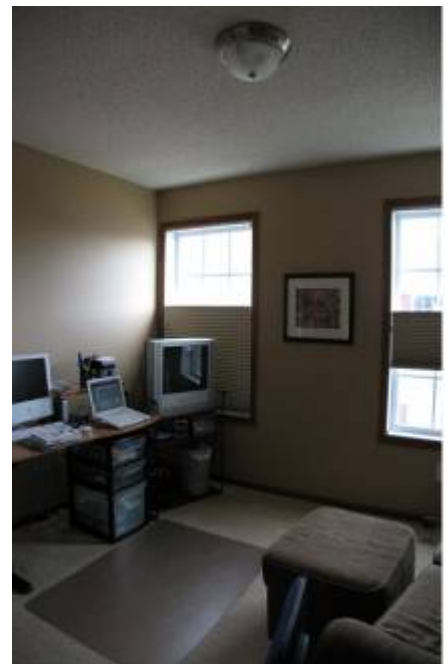
Our Associations




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.



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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.