



## HOME FOR RENT

11384 Aberdeen Circle, Unit F  
Blaine, MN 55449



**33<sup>rd</sup> Company, Inc. Property Management**

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(651) 777-5500

### Property Overview:

Newer End Unit with 2 Bedrooms and 3 Bathrooms. This gorgeous home has just the open floor plan 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 cabinet space and newer appliances. The kitchen also includes a pantry. The main floor has a half bathroom, open foyer area, and a patio.

The upper level has 2 bedrooms, loft, 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 a 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, Gazebo, Tennis Courts & More!** ([www.clubwesthoa.com](http://www.clubwesthoa.com)).

## Property Information:

Property Type: Town home  
 Year Built: 2004  
 Bedroom(s): 2 + Loft  
 Bath(s): 3  
 Garage Stall(s): 2 Car Attached  
 Fireplace(s): 1  
 Finished Square Footage: 1,824  
 School District: 11 - Anoka/Hennepin (763) 506-1000  
 Pet Policy: Negotiable  
 \$500 Per Pet Deposit  
 Smoking Policy: NO  
 Lease Term: 12+ Months  
 Security Deposit: One Months Rent  
 Included Appliances: Stove, Refrigerator, Microwave, Dishwasher, W/D, Central A/C and Water Softener.  
 Utilities: **To Be Paid By Tenant;**  
 Trash / Snow Removal, Water and Lawn Care included.



Main Level	Dimension	Upper Level	Dimension
Kitchen	10 x 10	Bedroom 1	14 x 12
Living Room	23 x 15	Bedroom 2	11 x 11
Dining Room	11 x 8	Loft	16 x 12



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



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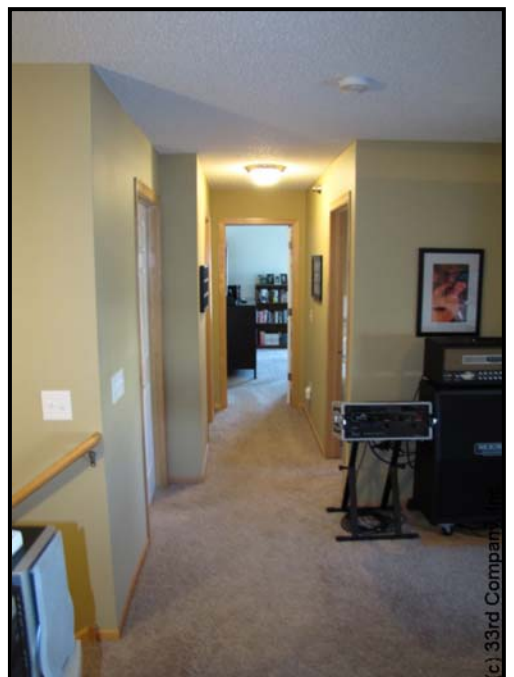
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**Our professionally managed rental homes consistently are some of the best values in the twin cities area.** Our homes are always spick-and-span when you take possession. We regularly schedule upgrades, and repairs, so that your home is always in 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 \$40.00 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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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.