



**HOME FOR RENT**  
11461 Waterview Way  
Woodbury, MN 55129



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

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**Property Overview:**

Executive 4600 SF Craftsman style home, which resides on a beautifully landscaped Stonemill Farms lot right across from the Central Community Park which has a Pool, ice rink, community theater, farm and park.

As you enter the home you will notice the large front porch that overlooks the community recreation center. The main level features hardwood floors, light cherry trim with warm earth tone colors. The living room has a stone fireplace with light cherry built-ins, attractive transom windows and an open staircase leading to both the upper and fully finished lower levels. The 9 foot ceilings on the main level extend through the kitchen to provide lots of room for the light cherry cabinetry and stainless steel appliances and vented hood that add both character and functionality to this open floor plan. Additional features include a center island with granite counter tops and double island sink, an

attractive wine rack, and upper glass front cabinets. There is also a warming drawer in the kitchen right underneath the stove. The mud-room, main floor office, and screened porch complete this level.

The upper level features a full master suite complete with separate dressing area, walk-in closets, and a ceramic tile master bath with a rain fall shower, Jacuzzi, double vanity and separate toilet. There are large transom windows that add light and glow to this beautiful space. There are 3 additional good sized bedrooms on this level, as well as a stairway to the third level loft that adds an additional bedroom, bath, and sitting area which is perfect for guests.

The lower level features a full family room, fireplace, and large look-out windows. There are two more bedrooms, a utility and storage room, and bath that complete this level. Close to 3M, Imation, with many parks and trails that make Stonemill Farms the place to be! <http://www.stonemillfarms.com/>

**Property Information:**

Property Type: Single Family Home  
 Year Built: 2003  
 Bedroom(s): 7  
 Bath(s): 5  
 Garage Stall(s): 3 Car Attached  
 Fireplace(s): 1  
 Finished Square Footage: 4,600  
 School District: 833 – So. Washington  
 (651) 458-6300  
 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, Double ovens, W/D, Central A/C, Water Softener, Security system available and Sprinkler system.  
 Utilities: **To Be Paid By Tenant**



Main Level	Dimension	Upper Level	Dimension	Lower Level	Dimensions
Great Room	20 x 16	Bedroom 1	20 x 16	Rec Room	16 x 18
Dining Room	18 x 17	Bedroom 2	11 x 12	Bedroom 6	12 x 12
Kitchen	18 x 18	Bedroom 3	13 x 12	Bedroom 7	12 x 13
Office	12 x 14	Bedroom 4	12 x 14		
		Bedroom 5	12 x 13		

*Note: All information provided is deemed reliable but not guaranteed. Tenant to verify all information prior to signing lease. © 2011, 33rd Company, Inc.*
















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**Our professionally managed rental homes are consistently some of the best values in the Twin Cities area.** Our homes are always spick-and-span when you take possession. We regularly schedule maintenance 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 info, 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. Renting made EASY at **33rd Company®**.

### Home Rental Application

**Once you find the home meeting your needs**, you can schedule a [showing](#). After seeing the property, if you are interested in applying for a lease, you will submit a 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 for each adult. All applications are processed using our consistent screening [guidelines](#) and will include criminal history check, credit history check, checking rental references and verifying income. A copy of our guidelines can be provided upon request. 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, or [Pre-Lease Form](#). The security deposit and pet deposits are 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. Rental Prices typically reflect a discount for the resident performing basic yard care, and snow & ice removal, and carpet cleaning on move-out. Some of these services may be included with town home associations. Monthly Rent payments are automatically debited from your checking or savings account by [ACH/EFT Debit](#). Copies of our Lease Agreement and Application Disclosure are available upon request. All agreements shall be in writing. Contact one of our Associates today for more information.



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