



EXECUTIVE HOME FOR RENT

11567 Yancy Court NE

Blaine, MN 55449



33rd Company, Inc. Property Management

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Property Overview:

Executive 3000+ SF Craftsman style home on a beautifully landscaped fenced lot on a quiet cul-de-sac. Built by Hanson construction, this home features an inviting front porch and attractive entryway. As you enter the home on the main level you will be impressed with the hardwood flooring and light cherry trim along with the warm earth tone colors. The living room has a gas fireplace, and is open to the kitchen and dining room areas for easy entertaining. With 9 foot ceilings, there is ample room for the tall cherry cabinetry in the kitchen providing lots of storage space. There is also a center island boasting granite counter tops and a double island sink. The attached hutch and counter combination which provides even more storage and useable counter space.

The upper level features a full master suite complete with a huge master bath including Jacuzzi and double vanity with separate shower. There is also a large walk-in closet which is accessible through the bathroom. There is another shared full bath service the upper level along with 2 additional good sized bedrooms.

The walk-out lower level features a full family room and large windows bringing in lots of natural light. There is one additional bedroom on this level along with a full bath, a utility and storage room.

Property Information:

Property Type: Single Family Home
 Year Built: 2003
 Bedroom(s): 4
 Bath(s): 4
 Garage Stall(s): 3 Car Attached
 Fireplace(s): 0
 Finished Square Footage: 3,173
 School District: 16 – Spring Lake Park
 (763) 786-5570
 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, Water Softener and Sprinkler system.
 Utilities: **To Be Paid By Tenant**



Main Level	Dimension	Upper Level	Dimension	Lower Level	Dimensions
Family Room	18 x 17	Bedroom 1	18 x 16	Rec Room	29 x 20
Dining Room	13 x 12	Bedroom 2	13 x 12	Bedroom 4	12 x 11
Kitchen	13 x 12	Bedroom 3	13 x 12		
Office / Den	12 x 11				



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.



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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.