



## HOME FOR RENT

12220 197th Street W  
Lakeville, MN 55044



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

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

### Property Overview:

Welcome to this beautiful home situated on 10 stunning private acres close to Ritter Farm Park! The home features a fantastic great room with vaulted ceilings, tons of windows with magnificent views, recessed lighting, ceiling fans, gas fireplace and TV nook and walk outs to the 15 x 24 ft deck. The kitchen is open to the great room and has tons of cabinet space, Silestone counter tops, center island and breakfast bar area. The upper level contains a master bedroom with walk-through bath that is completely tiled, walk in closet, vanity area and big picture window. The second bedroom and the living room complete this level. The lower level family room has an oak bar for entertaining, built in cabinets and brick fireplace.

Gorgeous acreage property close to hwy 35 and Ritter Park!

## Property Information:

Property Type: Single Family Home  
 Year Built: 1985  
 Bedroom(s): 3  
 Bath(s): 2  
 Garage Stall(s): 2 Car Attached & 2 Car Detached  
 Fireplace(s): 2  
 Finished Square Footage: 2,450  
 School District: 194 - Lakeville  
 (952) 232-2000  
 Pet Policy: NO  
 Smoking Policy: NO  
 Lease Term: 12+ Months  
 Security Deposit: One Months Rent  
 Included Appliances: Stove, Refrigerator, Microwave, Water Softener, Washer/Dryer, Central A/C and Furnace.  
 Utilities: **To Be Paid By Tenant**



| Main Level  | Dimension | Upper Level | Dimension | Lower Level | Dimension |
|-------------|-----------|-------------|-----------|-------------|-----------|
| Kitchen     | 13 x 22   | Bedroom 1   | 18 x 12   | Bedroom 3   | 12 x 14   |
| Great Room  | 16 x 19   | Bedroom 2   | 12 x 10   | Family Room | 24 x 13   |
| Dining Room | 11 x 19   | Living Room | 12 x 15   |             |           |
| Deck        | 15 x 24   |             |           |             |           |



*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 \$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.