



## HOME FOR RENT

1257 Hamline Avenue North  
Saint Paul, MN 55108



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

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

(651) 777-5500 [rentals@33rdcompany.com](mailto:rentals@33rdcompany.com)

#### **Property Overview:**

Welcome to this meticulously maintained corner lot home just across from Como Park!

The covered entry of this home opens to a welcoming foyer with tile flooring and coat closet. The living room to the right of the foyer is warmed by a wood burning fireplace and features newer hardwood flooring. Easy access to the kitchen offers newer appliances and space for an eat-in kitchen area. Just off of the kitchen is the entry from the garage and side yard along with another large closet. The two car garage includes 2 garage door openers as well as keypad entry.

A half bathroom is placed conveniently off of the living area with a large linen closet. With two good sized bedrooms, an office and additional full bathroom and laundry chute this main level offers tons of storage and living space!

The finished lower level of this home offers a spacious area that can be multi-functional as a family, game or exercise room. Also included in the lower level is 2 large rooms with recessed lighting. This lower level features an additional full bathroom, extra storage and a spacious laundry room!

## Property Information:

Property Type: Single Family Home  
 Year Built: 1962  
 Bedroom(s): 4+  
 Bath(s): 3  
 Fireplace(s): 1  
 Garage Stall(s): 2 Car Attached  
 Finished Square Footage: 1,600+  
 School District: 625 – Saint Paul  
 (651) 632-3701  
 Pet Policy: Negotiable  
 \$500 Per Pet Deposit  
 Smoking Policy: NO  
 Lease Term: 12+ Months  
 Security Deposit: One Month's Rent  
 Included Appliances: Stove, Refrigerator, Microwave, Dishwasher, W/D and Central A/C.  
 Utilities: **To Be Paid By Tenant**



Main Level	Dimension	Main Level	Dimension	Lower Level	Dimension
Kitchen	10 x 9	Bedroom 1	11 x 10	Family Room	13 x 12
Living Room	21 x 11	Bedroom 2	11 x 10	Bedroom 3	18 x 8
Office	10 x 9			Bedroom 4	12 x 10




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







**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) 777-5560 to get current information on our homes available to rent. [Renting Can Be A Smart Investment!](#) 

**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.



1800 Wooddale Drive, Suite 100  
Woodbury, MN 55125

Office: (651) 777-5500 | Fax: (651) 777-5501

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

**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, Champlain, 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, Mahtomedi, 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.



FOUNDATION  
INSTITUTE OF REAL ESTATE MANAGEMENT