



**HOME FOR RENT**  
13907 Fallbrook Way  
Apple Valley, MN 55124



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

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

**Property Overview:**

WELCOME to this spectacular 6 bedroom 4 bathroom two story home in Apple Valley!

With almost 4,000 sq. ft. of space, the main level of this home features an eat in kitchen, family room with gas burning fireplace, hardwood floors, informal dining, formal dining and living rooms AND a private office. A walkout from the kitchen provides access to the terrific deck with views of a beautifully landscaped yard and cemented patio for play area.

The upper level has four bedrooms on one level, which includes the master suite with private bath and spacious walk-in closet. Don't forget the lower level with 2 extra bedrooms, den and recreational room. This stunning home is located on a quiet street in a cul-de-sac. It's within walking distance to Eastview High School and minutes from shopping, restaurants and much more!

## Property Information:

Property Type: Single Family Home  
 Year Built: 1997  
 Bedroom(s): 6  
 Bath(s): 4  
 Fireplace(s): 1  
 Garage Stall(s): 3 Car Attached  
 Finished Square Footage: 3,910  
 School District: 196 – Apple Valley,  
 Rosemount & Eagan  
 (651) 423-7700  
 Pet Policy: 1 <25lbs  
 \$500 Per Pet Deposit  
 Smoking Policy: NO  
 Lease Term: 18+ Months  
 Security Deposit: One Month's Rent  
 Included Appliances: Stove, Refrigerator, Microwave, Dishwasher, W/D, Central A/C, Security  
 System and Sprinkler System.  
 Utilities: **To Be Paid By Tenant**



Main Level	Dimension	Upper Level	Dimension	Lower Level	Dimension
Kitchen	25 x 15	Bedroom 1	19 x 13	Bedroom 5	16 x 14
Dining Room	15 x 12	Bedroom 2	12 x 10	Bedroom 6	13 x 11
Living Room	14 x 12	Bedroom 3	12 x 10	Rec Room	26 x 12
Family Room	20 x 15	Bedroom 4	12 x 10	Den	13 x 9
Office	12 x 10				



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



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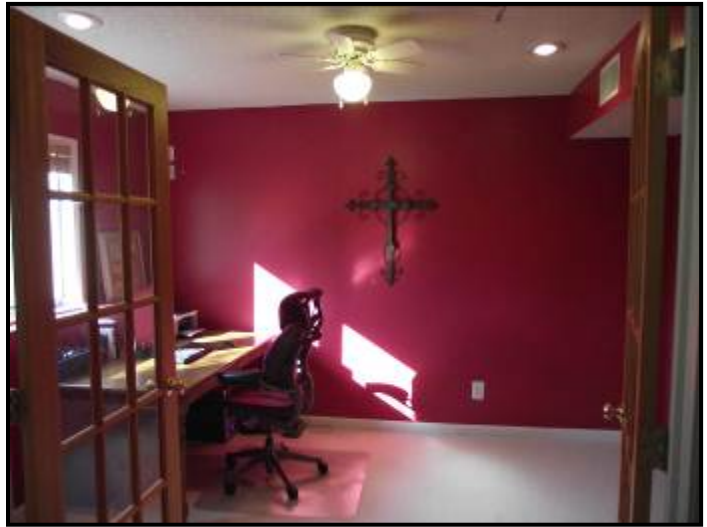


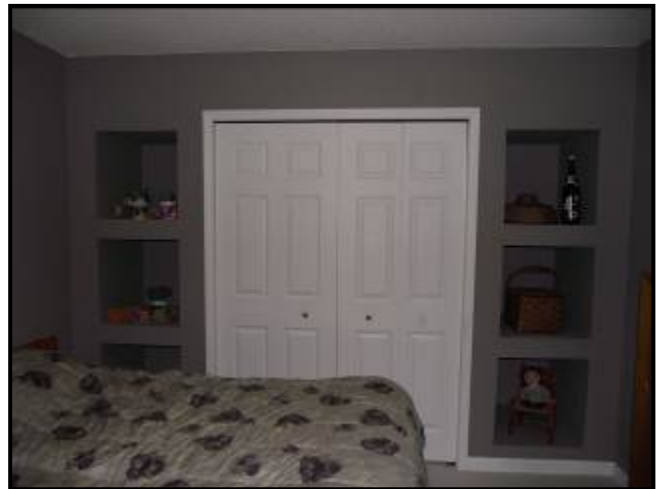
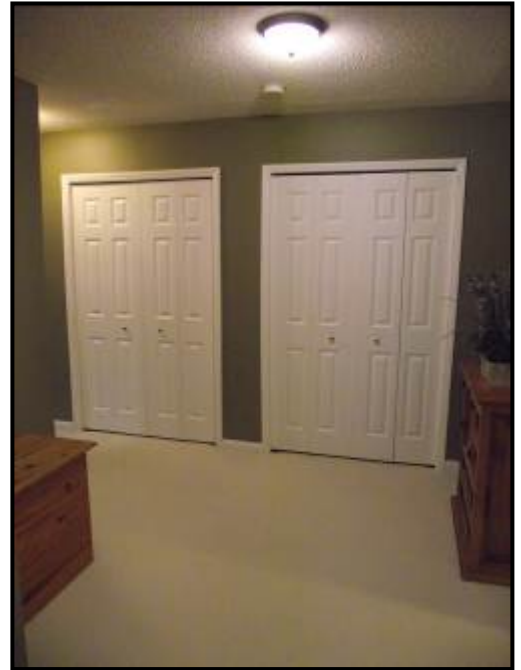













**33rd Company Property Management** is committed to making your search for a new rental home as friendly and convenient as possible!

[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.