



## Home for Rent

**13925 Clover Lane  
Rosemount, MN 55068**



Contact information:

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

This large 4 bedroom brick front home built in 2005 is in brand new condition. Entry opens to a 2 story foyer with gleaming hardwood floors, coat closet and arched upper transom window. The formal dining room with custom blinds is off to the right and is separated from the kitchen by the beautiful and functional butler pantry. The well designed kitchen is well equipped for entertaining with a center island, hardwood flooring and ample cabinetry. Informal dining area is bayed and open to the family room. The comfortable family room is warmed by a gas fireplace and is a delight for entertaining.

The master suite features a bayed window with large windows and tray ceiling. Full private master bath has a double vanity with a Jacuzzi tub and separate shower. 3 additional bedrooms with double closets are serviced by a full bath giving you 4 bedrooms on one level.

The lower walkout level is unfinished and provides excellent storage. Access to the backyard is through the sliding patio doors. A sprinkler system makes yard maintenance a breeze.

**Property information**

Rental price \$1825 / per month  
 Property type Single Family home  
 Year built 2005  
 Bedrooms 4  
 Baths 3 (2 full, 1-1/2)  
 Finished Sq. Ft. 2578 SF  
 School District 196-Rosemount  
 Apple Valley/Eagan  
 Garage type 3 car detached  
 Fireplaces 1 (gas)  
 Smoking No  
 Pets Yes - Negotiable  
 Lease Term 1 year  
 Security deposit Same as a month's rent  
 Appliances/Utilities Stove (electric), Refrigerator, Microwave, Dishwasher, Washer/Dryer, Central A/C, Air-to-Air exchanger, Sprinkler system; Tenant pays all Utilities



| Main Level      | Dimension | Main Level   | Dimension | Upper level | Dimension |
|-----------------|-----------|--------------|-----------|-------------|-----------|
| Dining Room     | 13 x 12   | Family Room  | 19 x 13   | Bedroom 1   | 20 x 15   |
| Kitchen         | 14 x 13   | Laundry Room | 11 x 6    | Bedroom 2   | 13 x 13   |
| Informal dining | 15 x 10   |              |           | Bedroom 3   | 13 x 12   |
|                 |           |              |           | Bedroom 4   | 13 x 11   |



Our Associations




*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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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.