



## TOWNHOME FOR RENT

14291 Banyan Lane  
Rosemount, MN 55068



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

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

### Property Overview:

Beautiful townhome located in a quiet neighborhood.

This warm and inviting townhome has all the space and storage for your needs. The open floor plan allows for maximum use of the space. The living room and dining area flow into the kitchen that has ample storage. There is a closet and access to the garage as well. Additional storage and a half bath complete this level.

The upper level features a loft containing a gas fireplace and convenient laundry room. The first bedroom has a large closet a beautiful picture window. The master bedroom contains his and hers walk-in closets, vaulted ceilings, and a walk through to the bathroom!

Minutes from County Road 42 and all of Rosemount's shops!

## Property Information:

Property Type: Townhome  
 Year Built: 2002  
 Bedroom(s): 2 + Loft  
 Bath(s): 1.5  
 Fireplace(s): 1 (Gas)  
 Garage Stall(s): 2 Car Attached  
 Finished Square Footage: 1,490  
 School District: 196 – Rosemount  
 Apple Valley - Eagan  
 (651) 423-7700  
 Pet Policy: 1 < 25 Lbs.  
 \$500 Per Pet Deposit  
 Smoking Policy: NO  
 Lease Term: 12+ Months  
 Security Deposit: One Month's Rent  
 Included Appliances: Stove/Oven, Refrigerator, Microwave, Dishwasher, and Central A/C.  
 Utilities: **To Be Paid By Tenant;** Water, Sewer, Trash, Lawn Care and Snow Removal Incl.



Main Level	Dimension	Upper Level	Dimension
Kitchen	13 x 10	Bedroom 1	16 x 12
Dining Area	15 x 10	Bedroom 2	10 x 12
Living Room	16 x 14	Loft	16 x 11
Bath	½	Laundry	6 x 6
		Bath	Full



*Note: All information provided is deemed reliable but not guaranteed. ANY AND ALL requests must be made and accepted in writing. Tenant to verify all information prior to signing lease. © 2011, 33<sup>rd</sup> 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.



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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, 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.

