



**Home for Rent**  
**14343 Wintergreen St NW**  
**Andover, MN 55304**



*Contact information:*

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

Property Manager: **Lynn Sedlack** (651) 777-5500 [rentals@33rdcompany.com](mailto:rentals@33rdcompany.com)

**Property overview**

This cute split entry home has the space and amenities you need! Located in the heart of Andover, this home includes many great features like vaulted ceilings, attractive soffits and look-thru cut-outs. The kitchen features tall hardwood cabinetry with an attractive breakfast nook with Bay windows. There is also a wrap around counter with open access to the dining room area. The all white appliances include a gas range and cook-top, large refrigerator, and over the range microwave.

The upper level also features two bedrooms up and a full bath and a large living room that has a patio to the deck for easy entertaining.

The walk-out lower level features a large family room with a corner fireplace, an additional bedroom, and a large office/den. There is also a laundry and storage room for your use that completes this lower level.

The home is located only a few blocks from Coon Creek Park, and only a short drive to the Bunker Hills Regional Park and Golf Course. Easy access to Hwy 10 for quick commute to many northern metro locations.

**Property information**

Rental price \$1400 per month  
 Property type Single family home  
 Built 1998  
 Bedrooms 3+  
 Baths 2 (Full, ¾)  
 Finished Sq. Ft. 1,803  
 Fireplace Yes (gas)  
 Fence Chain link/Wood  
 School District 11-Anoka-Hennepin,  
 763-506-1000  
 Garage type 2 car Attached  
 Security deposit Equal to one month's rent  
 Appliances: Refrigerator / Dishwasher  
 Microwave / Range / Washer & Dryer, Water Softener (rented), Sprinkler system  
 Utilities Tenants Pay ALL



Main Level	Dimension	Main Level	Dimension	Lower Level	Dimensions
Living Room	13 x 12	Bedroom 1	13 x 11	Family Room	22 x 14
Dining Room	10 x 11	Bedroom 2	10 x 12	Office	12 x 11
Kitchen	14 x 11	Deck	20 x 16	Bedroom 3	11 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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**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.