



HOME FOR RENT

1519 Portland Avenue
Minneapolis, MN 55404



33rd Company, Inc. Property Management

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(651) 777-5500

Property Overview:

Welcome to this home located right in the heart of downtown Minneapolis! This home offers garden villa living within walking distance to downtown. As you enter the gated yard, you will delight in the beautiful landscaping and attractive stained wrap around deck. The home features a neutral décor with many natural wood accents and upgrades. As you enter into the main living room there is ample room for a flexible layout and this room features a large bay window and sconce lighting. The kitchen has slat flooring, light hardwood cabinetry, and newer appliances that will make cooking a snap. The adjacent dining room also walks out to the wrap around deck giving you entertaining flexibility.

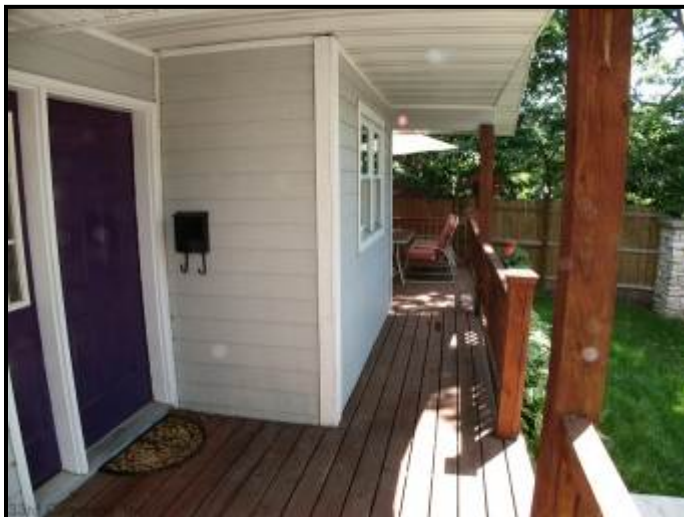
The upper level features 3 good sized bedrooms with good sized closets and a full bath. The lower level features a large recreation room, and additional bath. This room also connects you to the attached 2 car garage in the rear of the home. The basement level is unfinished and contains the laundry area with lots of additional room for storage.

Property Information:

Property Type: Single Family Home
 Year Built: 2001
 Bedroom(s): 3
 Bath(s): 2
 Garage Stall(s): 2 Car Attached
 Fireplace(s): 0
 Finished Square Footage: 1,744
 School District: 1 - Minneapolis
 (612) 668-0000
 Pet Policy: Negotiable
 \$500 Per Pet Deposit
 Smoking Policy: NO
 Lease Term: 12+ Months
 Security Deposit: One Months Rent
 Included Appliances: Stove, Refrigerator, Dishwasher, W/D and Central A/C.
 Utilities: **To Be Paid By Tenant**



Main Level	Dimension	Upper Level	Dimension	Lower Level	Dimension
Living Room	16 x 11	Bedroom 1	14 x 14	Family Room	15 x 11
Dining Room	10 x 10	Bedroom 2	11 x 11	Billiard Room	22 x 10
Kitchen	14 x 10	Bedroom 3	11 x 10		
Deck	24 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 \$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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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, 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.