



## Home for Rent

**16539 Gerdine Path W  
Lakeville, MN 55044**



*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**

Welcome to this beautiful Lakeville split entry home on a huge wooded lot. This home has a large open floor plan with vaulted ceilings and a large bay window. There is newer carpet and paint everywhere! The kitchen features white enameled hardwood cabinetry and newer white appliances including a large double door refrigerator and an over-the-range microwave. There is also a wrap around peninsula counter that adds lots of storage and cooking functionality. The expansive deck looks out onto the almost ½ acre park-like lot.

The UL has two bedrooms with a full bath. The lower level features two additional bedrooms, and a large living room with look-out access to the back yard. The home has an attached double garage that is oversized and offers lots of additional storage and work space.

Located in a quiet neighborhood, this home is close to Donnay's Valley Park, and Sleepy Hollow Park, and is only a few blocks off Cedar Avenue.

**Property information**

Rental price \$1375 per month  
 Property type Single family home  
 Year built 1967  
 Bedrooms 4  
 Baths 2 – 1 Full, 1-3/4  
 Finished Sq. Ft. 1,593  
 Fireplace None  
 Fenced Partial  
 School District Rosemount/Apple Valley  
 Eagan 651-423-7700  
 Garage type 2 car Attached  
 Pets Negotiable  
 Utilities/Lawn/Snow Not included  
 Appliances: Refrigerator / Dishwasher / Microwave / Range / Large Capacity Washer & Dryer  
 Water Softener/Central A/C  
 Deposit Equal to 1 months rent



| Main Level  | Dimension | Upper Level | Dimension | Lower Level | Dimensions |
|-------------|-----------|-------------|-----------|-------------|------------|
| Living Room | 16 x 14   | Bedroom 1   | 13 x 10   | Family Room | 15 x 13    |
| Dining Room | 10 x 9    | Bedroom 2   | 11 x 10   | Bedroom 3   | 13 x 10    |
| Kitchen     | 10 x 8    |             |           | Bedroom 4   | 13 x 11    |



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

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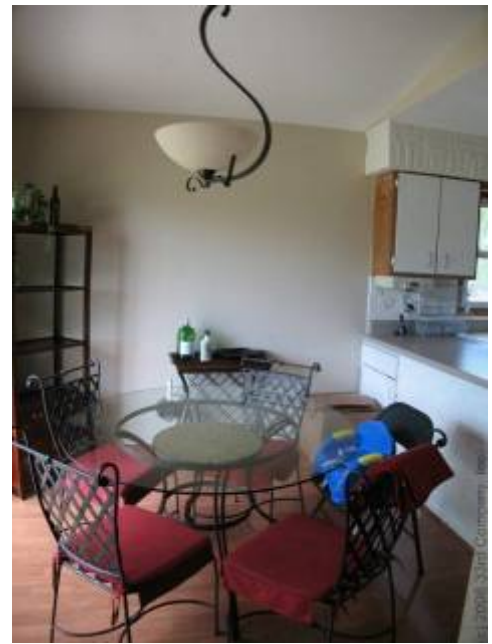




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**Our professionally managed rental homes consistently are some of the best values in the twin cities area.** Our homes are always spick-and-span when you take possession. We regularly schedule upgrades, and repairs, so that your home is always in 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.