



Home for Rent

**1656 Hickory Hill Drive
Eagan MN 55122**



Contact information:

33rd Company, Inc. Property Management
www.33rdcompany.com

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

Property overview

This is a large hard-to-find woodsy retreat in Eagan. Come home to this spacious and serene 2 bedroom townhome with a large den. The upper level has an open floor plan and an airy kitchen with a breakfast bar and peninsula. There are gorgeous hardwood floors throughout the living areas with new carpeting in the master bedroom and family room. The master bedroom has a roomy walk-in closet and space for extra storage. The large, sunny and very private deck faces the quiet wooded area. The living room has a Gas fireplace perfect for Minnesota winters and the attached 2 car garage means never having to scrape ice on a winter morning. Carefree living with snow removal, lawn care, garbage and association dues included in the rent.

Central location with less than a mile to both Hwy 77 and I-35 makes for a short commute to either Minneapolis or St Paul. Picturesque walking trails start almost at your doorstep.

Less than a 5 minute drive to shopping, Golf Course, Minnesota Zoo and Many fine restaurants.

Property information

Rental price \$995 per month
 Property type Town Home
 Year built 1974
 Bedrooms 2
 Baths 2 (1 full, 1 ¾)
 Fireplace gas
 Fence None
 Finished Sq. Ft. 1,282
 School District 196-Eagan,Rosemount,
 Apple Valley
 651-423-7700
 Garage type 2 car attached
 Smoking No
 Pets Negotiable
 Lease Term 1 year
 Security deposit Same as a month's rent
 Appliances Stove, Refrigerator, Microwave, Dishwasher, Washer/Dryer, Central A/C, Water Softener
 Utilities Tenant Pays ALL except trash, snow, lawn



Main Level	Dimension	Upper Level	Dimension	Lower level	Dimension
Living Room	16 x 12	Bedroom 1	16 x 10	Den	10 x 8
Dining Room	12 x 7	Bedroom 2	11 x 10		
Kitchen	13 x 7	Deck	20 x 12		



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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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) 777-5500 to get current information on our homes available to rent. [Renting Can Be A Smart Investment!](#) 

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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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.