



HOME FOR RENT

1662 Village Trail East, #3
Maplewood, MN 55109



33rd Company, Inc. Property Management

www.33rdcompany.com

(651) 777-5500 rentals@33rdcompany.com

Property Overview:

Newer Town Home with an open layout which provides excellent use of all three levels. With 3+ bedrooms and 2 ½ baths there is plenty of room for entertaining. Located close to Maplewood Mall, restaurants, St John's Hospital and with quick access to 694, this home has beautiful landscaping that greets you as you enter through the front door. The main level boasts contemporary colors and many upgrades. The open floor plan has 9 ft. ceilings and expansive windows, allowing an abundance of natural light. The living room opens to the deck for relaxing and grilling. As you enter the kitchen area, you will be impressed with its large center island, upgraded tall hardwood cabinetry and Cambria Quartz counters. The light wood floors give the kitchen and dining area added warmth. The dining area is quite spacious and looks out to the living room making this home perfect for entertaining.

The upper level master bedroom is spacious and has a ceiling fan light combination, walk-in closet and additional bedroom both served with a full bath. The upper level also has an Office/loft and full laundry room with an extra walk in closet.

The lower level features a bed/bath combo with marble accents and a whirlpool bath. The entrance to the 2 car garage and additional storage can be found as well on the lower level.

Property Information:

Property Type: Side x Side
Town Home

Year Built: 2005

Bedroom(s): 3+

Bath(s): 2 ½

Fireplace(s): 0

Garage Stall(s): 2 Car Attached

Finished Square Footage: 2,038

School District: 622 – Maplewood
North St. Paul

Pet Policy: Negotiable
\$500 Per Pet Deposit

Smoking Policy: NO

Lease Term: 12+ Months

Security Deposit: One Month's Rent

Included Appliances: Stove, Refrigerator, Microwave, Dishwasher, W/D and Central A/C.

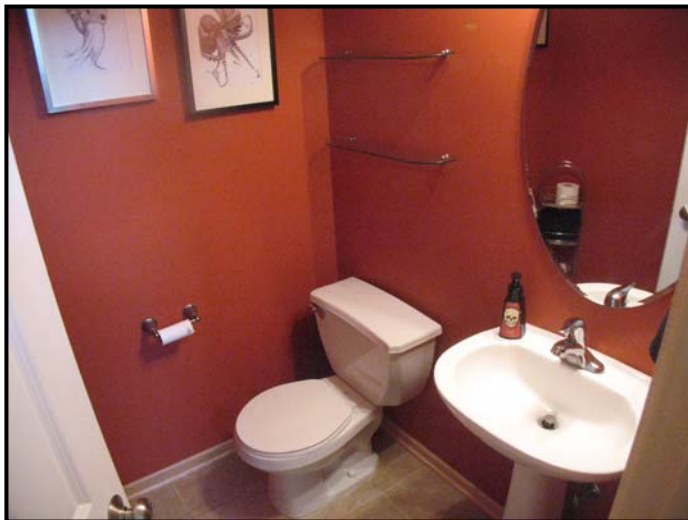
Utilities: **To Be Paid By Tenant;** Lawn Care, Snow Removal, Water and Trash Included.

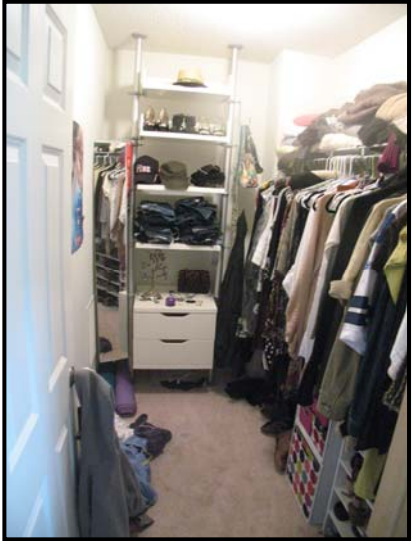


Main Level	Dimension	Upper Level	Dimension	Lower Level	Dimension
Kitchen	16 x 11	Bedroom 1	16 x 11	Bedroom 3	13 x 11
Dining Room	14 x 12	Bedroom 2	12 x 10		
Living Room	18 x 15	Loft	12 x 11		



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. © 2012, 33rd Company, Inc.







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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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Woodbury, MN 55125

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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, 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.



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