



HOME FOR RENT

1708 Philipp Drive
Shakopee, MN 55379



33rd Company, Inc. Property Management

www.33rdcompany.com

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Property Overview:

Stunning Donnay end unit townhome with all the extras! This spacious 2 bedroom former model home features a beautiful stone accent exterior and quiet deck. The open kitchen features beautiful counter tops flowing between light hardwood raised cabinets. There is a center island with a raised bar and decorative flooring that adds functional space and charm. The appliances include a range, microwave, and refrigerator as well as a dishwasher.

As you enter the adjacent living room has beautiful light wheat carpeting with a corner gas burning fireplace and cubby for the TV. This room is great for entertaining, or just enjoying the bright beautiful atmosphere. There is also a walkout to a main level patio.

The home features transom windows, vaulted ceilings, and light hardwood trim through out. The upper level has two good sized bedrooms as well as an upper level loft area suitable for a desk/den area.

Convenient location only minutes to Hwy 169. Near Canterbury downs, golf clubs and parks.

Property Information:

Property Type: Townhome
 Year Built: 2005
 Bedroom(s): 2
 Bath(s): 2
 Garage Stall(s): 2 Car Attached
 Fireplace(s): 1
 Finished Square Footage: 1,352
 School District: 720 - Shakopee
 (952) 496-5000
 Pet Policy: 1 Only
 \$500 Per Pet Deposit
 Smoking Policy: NO
 Lease Term: 12+ Months
 Security Deposit: One Months Rent
 Included Appliances: Stove, Refrigerator, Microwave, Dishwasher, W/D and Central A/C.



Main Level	Dimension	Upper Level	Dimension
Living Room	16 x 15	Bedroom 1	14 x 13
Dining Room	10 x 10	Bedroom 2	13 x 12
Kitchen	12 x 10	Loft	8 x 5
Patio	9 x 8		



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.