



**17129 Round Lake Rd,  
Eden Prairie, MN 55346**



Contact information:

**33<sup>rd</sup> Company, Inc. Property Management**  
[www.33rdcompany.com](http://www.33rdcompany.com)

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

### **Property overview**

Welcome to this beautifully maintained 4 bedroom single family home!

The kitchen complete with tiled floors and wood cabinetry features classic stainless steel appliances and loads of counter space. The main level continues with a beautiful eat in kitchen and formal dining room that offer views of the well landscaped back yard. The Living room features stunning hardwood flooring and access to the three season porch through sliding glass doors. The main floor also includes two bedrooms.

In the lower level you will find two additional bedrooms of ample size. The lower level also includes a family room with a wood burning fireplace that is surrounded by a well designed brick wall with space to store wood, great space for entertaining!.

The garage is insulated and holds two cars. The yard is fenced and offers a lot of space.

Don't miss this great home, near Round Lake and close to shopping centers!

## Property information

Rental price \$1575 per month  
 Property type Single family home  
 Year built 1983  
 Bedrooms 4  
 Baths 3 (1 full, 2- ¾)  
 Fireplace 1 (wood burning)  
 Finished Sq. Ft. 2870 SF  
 School District 272 – Eden Prairie  
 952-975-7000

Garage type 2 car attached  
 Smoking No  
 Pets 2 pets, negotiable  
 Lease Term 12 months  
 Security deposit Same as a month's rent  
 Appliances/Utilities Stove, Refrigerator, Microwave, Dishwasher, Washer/Dryer, Central A/C, Disposal.  
 Utilities Tenant pays all



Main Level	Dimension	Main Level	Dimension	Lower level	Dimension
Living Room	13 x 20	Bedroom 1	14 x 22	Family Room	13 x 25
Dining Room	11 x 11	Bedroom 2	10 x 12	Bedroom 3	12 x 13
Kitchen	12 x 13	3 Season Porch	12 x 13	Bedroom 4	11 x 13
				Laundry Room	11 x 11



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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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.