



**Home for Rent**  
**1716 Philipp Dr.**  
**Shakopee, MN 55379**



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**

A stunning townhome with all the extras! This spacious end-unit 3 bedroom home features a beautiful stone accent exterior and quiet deck that offers both convenience and elegance. The kitchen features beautiful counter tops flowing between maple raised cabinets. There is a center island with a raised bar and a ceramic tiled floor that adds functional space and charm. The appliances include a stainless steel gas cook top range, and dishwasher, with a large double door refrigerator and microwave.

The adjacent living room has beautiful light wheat frieze carpeting with hard cherry built-in bookshelves, a TV nook, a gas fireplace and bright transom windows. This room is perfect for entertaining, or just enjoying the bright beautiful atmosphere. The home features 6 panel maple doors and Hunter Douglas blinds through out. The upper level features a large master bedroom, full bathroom with separate shower, second bedroom, and loft area that makes a perfect small office overlooking the large living room. The lower level features another large family room, and bedroom, along with a  $\frac{3}{4}$  bath.

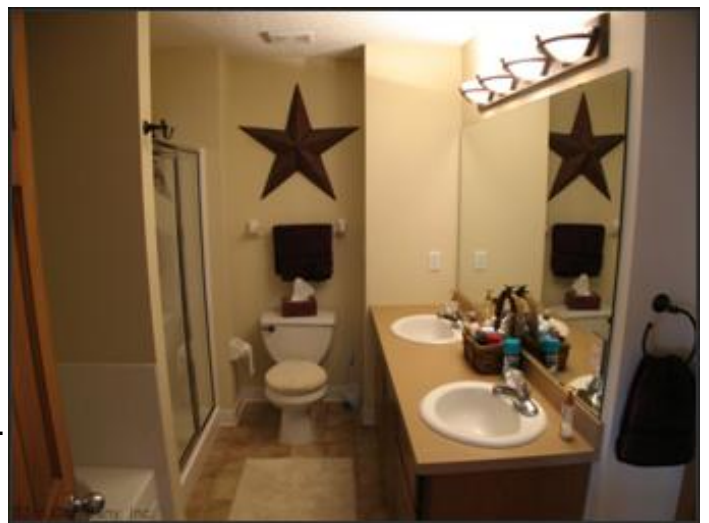
Convenient location only minutes to Hwy 169. Near Canterbury downs, golf clubs and parks.

**Property information**

Rental price \$1395 per month  
 Property type Single family home  
 Year built 2004  
 Bedrooms 3  
 Baths 2  
 Finished Sq. Ft. 1,868  
 Fence No  
 Fireplace No  
 School District 640-Shakopee  
 Garage type 2 car attached  
 Smoking No  
 Pets 1 cat or 1dog  
 Lease Term 1 year  
 Security deposit Equal to month's rent  
 Appliances/Utilities Stove, Refrigerator, Dishwasher, Washer/Dryer, Central A/C; Air-to-Air Exchanger



Main Level	Dimension	Upper Level	Dimension	Lower Level	
Living Room	16 x 14	Bedroom 1	14 x 12	Family Room	16 x 14
Dining Room	10 x 10	Bedroom 2	13 x 11	Bedroom 3	11 x 10
Kitchen	12 x 11	Loft	10 x 6	Bath	3/4
Deck	12 x 10	Bath	Full		



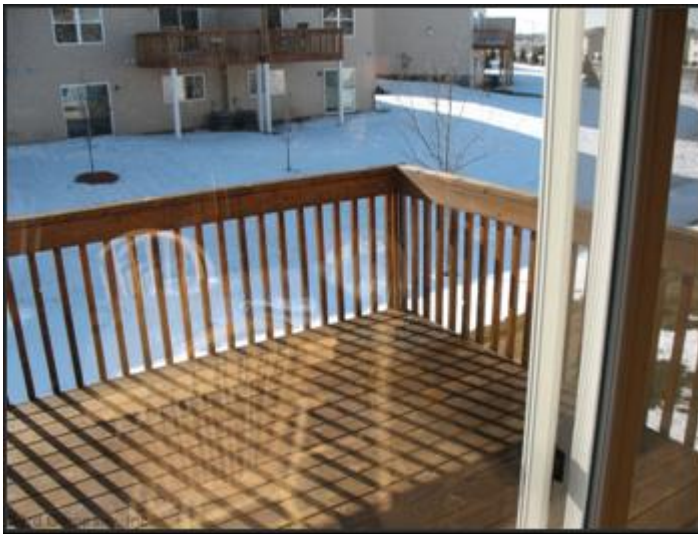
Our Associations




*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.